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For Translation Purposes Only
For Immediate Release

Japan Prime Realty Investment Corporation
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(Securities Code: 8955)

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Notice Concerning Borrowing Interest Rates

Japan Prime Realty Investment Corporation (JPR) today announced the finalized interest rates, as outlined below, for the following borrowings (total amount: ¥18.692 billion).

Details

Drawdown Date	Lender	Repayment Date	Amount	Applicable Period	Interest Rate (p.a.)
July 4, 2008	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	March 31, 2009	¥3 billion	From November 1, 2008 to November 28, 2008	1.14583%
July 4, 2008	Mitsubishi UFJ Trust and Banking Corporation	March 31, 2009	¥3.8 billion	From November 1, 2008 to November 28, 2008	1.14583%
July 4, 2008	Shinsei Bank, Ltd.	March 31, 2009	¥1.02 billion	From November 1, 2008 to November 28, 2008	1.14583%
July 4, 2008	Mizuho Corporate Bank, Ltd.	July 3, 2009	¥2.972 billion	From November 1, 2008 to November 28, 2008	1.14583%
July 4, 2008	Resona Bank, Ltd.	July 3, 2009	¥4 billion	From November 1, 2008 to November 28, 2008	1.14583%
July 14, 2008	Mizuho Corporate Bank, Ltd.	July 3, 2009	¥1 billion	From November 1, 2008 to November 28, 2008	1.24583%
July 14, 2008	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	July 3, 2009	¥1 billion	From November 1, 2008 to November 28, 2008	1.24583%
July 14, 2008	Sumitomo Mitsui Banking Corporation	July 3, 2009	¥1 billion	From November 1, 2008 to November 28, 2008	1.24583%
July 14, 2008	Aozora Bank, Ltd.	July 3, 2009	¥0.9 billion	From November 1, 2008 to November 28, 2008	1.24583%