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For Translation Purposes Only
For Immediate Release

Japan Prime Realty Investment Corporation
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Executive Officer
(Securities Code: 8955)

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Notice Concerning Borrowings (Finalization of Conditions)

Japan Prime Realty Investment Corporation (JPR) today announced the interest rates and other terms and conditions being finalized, as outlined below, for the borrowings decided on March 24, 2009.

Details

[Details of Borrowings]

1. Lender	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	Mitsubishi UFJ Trust and Banking Corporation
2. Amount	¥3,000 million	¥2,280 million
3. Interest Rate (p.a.)	1.05583% (From April 1, 2009 to April 30, 2009)	1.05583% (From April 1, 2009 to April 30, 2009)
4. Loan Type	Floating rate of interest. No collateral. No guarantee.	Floating rate of interest. No collateral. No guarantee.
5. Drawdown Date	March 31, 2009	March 31, 2009
6. Repayment Method	Principal repayment in full on maturity	Principal repayment in full on maturity
7. Repayment Date	July 3, 2009	July 3, 2009

(Note) The interest rate applicable to borrowings on May 1, 2009 and after will be disclosed as and when determined.