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For Translation Purposes Only
For Immediate Release

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

Asset Management Company:
Tokyo Realty Investment Management, Inc.
Toshihiro Hagiwara
President and Chief Executive Officer
Inquiries: Yasuo Furuya
Director and Chief Financial Officer
TEL: +81-3-3516-1591

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: ¥16.152 billion).

Details

Drawdown Date	Lender	Repayment Date	Amount	Applicable Period	Interest Rate (p.a.)
July 4, 2008	Mizuho Corporate Bank, Ltd.	July 3, 2009	¥2.972 billion	From May 1, 2009 to May 29, 2009	0.77182%
July 4, 2008	Resona Bank, Ltd.	July 3, 2009	¥4 billion	From May 1, 2009 to May 29, 2009	0.77182%
July 14, 2008	Mizuho Corporate Bank, Ltd.	July 3, 2009	¥1 billion	From May 1, 2009 to May 29, 2009	0.87182%
July 14, 2008	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	July 3, 2009	¥1 billion	From May 1, 2009 to May 29, 2009	0.87182%
July 14, 2008	Sumitomo Mitsui Banking Corporation	July 3, 2009	¥1 billion	From May 1, 2009 to May 29, 2009	0.87182%
July 14, 2008	Aozora Bank, Ltd.	July 3, 2009	¥0.9 billion	From May 1, 2009 to May 29, 2009	0.87182%
March 31, 2009	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	July 3, 2009	¥3 billion	From May 1, 2009 to May 29, 2009	0.87182%
March 31, 2009	Mitsubishi UFJ Trust and Banking Corporation	July 3, 2009	¥2.28 billion	From May 1, 2009 to May 29, 2009	0.87182%