

July 1, 2009

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 June 26, 2009.

Details

[Details of Borrowings]

1. Lender	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	Resona Bank, Ltd.
2. Amount	¥4,000 million	¥4,000 million
3. Interest Rate (p.a.)	1.32182% (From July 4, 2009 to September 30, 2009)	1.32182% (From July 4, 2009 to September 30, 2009)
4. Loan Type	Floating rate of interest. No collateral. No guarantee.	Floating rate of interest. No collateral. No guarantee.
5. Drawdown Date	July 3, 2009	July 3, 2009
6. Repayment Method	Principal repayment in full on maturity	Principal repayment in full on maturity
7. Repayment Date	July 2, 2010	July 2, 2010

1. Lender	Mizuho Corporate Bank, Ltd.	Mitsubishi UFJ Trust and Banking Corporation
2. Amount	¥3,972 million	¥2,280 million
3. Interest Rate (p.a.)	1.32182% (From July 4, 2009 to September 30, 2009)	1.32182% (From July 4, 2009 to September 30, 2009)
4. Loan Type	Floating rate of interest. No collateral. No guarantee.	Floating rate of interest. No collateral. No guarantee.
5. Drawdown Date	July 3, 2009	July 3, 2009
6. Repayment Method	Principal repayment in full on maturity	Principal repayment in full on maturity
7. Repayment Date	July 2, 2010	July 2, 2010

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