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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 December 16, 2009.

Details

[Details of Borrowings]

1. Lender	Mitsubishi UFJ Trust and Banking Corporation
2. Amount	¥2,000 million
3. Interest Rate (p.a.)	0.95545% (From December 25, 2009 to February 24, 2010)
4. Loan Type	Floating rate of interest. No collateral. No guarantee.
5. Drawdown Date	December 24, 2009
6. Repayment Method	Principal repayment in full on maturity
7. Repayment Date	July 2, 2010

(Note) The interest rate applicable to borrowings on February 25, 2010 and after will be disclosed as and when determined.