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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.

Details

| Drawdown Date | Lender | Repayment Date | Amount | Applicable Period | Interest Rate (p.a.) |
|---------------|-----------------------------|----------------|----------------|------------------------------------|----------------------|
| July 3, 2009 | Mizuho Corporate Bank, Ltd. | July 2, 2010 | ¥1,000 million | From April 1, 2010 to May 31, 2010 | 1.08455 % |