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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: Katsuhito Ozawa
Director and Chief Financial Officer
TEL: +81-3-3516-1591

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 18, 2010.

Details

[Details of Borrowings]

1. Lender	Resona Bank, Ltd.
2. Amount	¥4,000 million
3. Interest Rate (p.a.)	0.85455% (From March 30, 2010 to April 30, 2010)
4. Loan Type	Floating rate of interest. No collateral. No guarantee.
5. Drawdown Date	March 30, 2010
6. Repayment Method	Principal repayment in full on maturity
7. Repayment Date	July 2, 2010

(Note) The interest rate applicable to borrowings on May 1, 2010 and after will be disclosed as and when determined.