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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 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 July 28, 2010.

Details

[Details of Borrowings]

1. Lender	Resona Bank, Ltd.	Mizuho Corporate Bank, Ltd.
2. Amount	¥4,000 million	¥1,000 million
3. Interest Rate (p.a.)	0.89846 % (From July 3, 2010 to September 3, 2010)	0.89846 % (From July 3, 2010 to September 3, 2010)
4. Loan Type	Floating rate of interest. No collateral. No guarantee.	Floating rate of interest. No collateral. No guarantee.
5. Drawdown Date	July 2, 2010	July 2, 2010
6. Repayment Method	Principal repayment in full on maturity	Principal repayment in full on maturity
7. Repayment Date	July 4, 2011	July 4, 2011

(Note) The interest rate applicable to borrowings on September 4, 2010 and after will be disclosed as and when determined.