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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 (total amount: ¥10 billion).

Details

Drawdown Date	Lender	Repayment Date	Amount	Applicable Period	Interest Rate (p.a.)
July 2, 2010	Resona Bank, Ltd.	July 4, 2011	¥4 billion	From May 3, 2011 to July 4, 2011	0.85929%
July 2, 2010	Mizuho Corporate Bank, Ltd.	July 4, 2011	¥1 billion	From May 3, 2011 to July 4, 2011	0.85929%
December 27, 2010	Mitsubishi UFJ Trust and Banking Corporation	July 4, 2011	¥3 billion	From May 2, 2011 to July 3, 2011	0.85929%
December 27, 2010	Mizuho Corporate Bank, Ltd.	July 4, 2011	¥1 billion	From May 3, 2011 to July 4, 2011	0.85929%
December 27, 2010	Mizuho Trust & Banking Co., Ltd.	July 4, 2011	¥1 billion	From May 3, 2011 to July 4, 2011	0.85929%