

January 28, 2009

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: Yasuo Furuya
Director and Chief Financial Officer
TEL: +81-3-3516-1591

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: ¥17.172 billion).

Details

Drawdown Date	Lender	Repayment Date	Amount	Applicable Period	Interest Rate (p.a.)
July 4, 2008	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	March 31, 2009	¥3 billion	From January 31, 2009 to February 27, 2009	0.83583%
July 4, 2008	Mitsubishi UFJ Trust and Banking Corporation	March 31, 2009	¥2.28 billion	From January 31, 2009 to February 27, 2009	0.83583%
July 4, 2008	Shinsei Bank, Ltd.	March 31, 2009	¥1.02 billion	From January 31, 2009 to February 27, 2009	0.83583%
July 4, 2008	Mizuho Corporate Bank, Ltd.	July 3, 2009	¥2.972 billion	From January 31, 2009 to February 27, 2009	0.83583%
July 4, 2008	Resona Bank, Ltd.	July 3, 2009	¥4 billion	From January 31, 2009 to February 27, 2009	0.83583%
July 14, 2008	Mizuho Corporate Bank, Ltd.	July 3, 2009	¥1 billion	From January 31, 2009 to February 27, 2009	0.93583%
July 14, 2008	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	July 3, 2009	¥1 billion	From January 31, 2009 to February 27, 2009	0.93583%
July 14, 2008	Sumitomo Mitsui Banking Corporation	July 3, 2009	¥1 billion	From January 31, 2009 to February 27, 2009	0.93583%
July 14, 2008	Aozora Bank, Ltd.	July 3, 2009	¥0.9 billion	From January 31, 2009 to February 27, 2009	0.93583%