

June 25, 2009

**For Translation Purposes Only**  
**For Immediate Release**

Japan Prime Realty Investment Corporation  
Hirohito Kaneko  
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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 being finalized, as outlined below, for the borrowings decided on June 23, 2009, interest rates of which had not been determined.

#### Details

[Details of Borrowings]

1. Lender	Sumitomo Mitsui Banking Corporation	
2. Amount	¥3,000 million	
3. Interest Rate (p.a.)	2.44%	
4. Loan Type	Fixed rate of interest. No collateral. No guarantee.	
5. Drawdown Date	June 29, 2009	
6. Repayment Date	First repayment on December 27, 2009 and on 27th of June and December each year thereafter, and last repayment on June 27, 2014.	
7. Repayment Method	December 27, 2009 to December 27, 2013	Repayment of 50 million yen respectively
	June 27, 2014	2,550 million yen
8. Last Repayment Date	June 27, 2014	