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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: ¥14.252 billion).

Details

Drawdown Date	Lender	Repayment Date	Amount	Applicable Period	Interest Rate (p.a.)
July 3, 2009	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	July 2, 2010	¥4 billion	From December 1, 2009 to January 29, 2010	1.15545 %
July 3, 2009	Resona Bank, Ltd.	July 2, 2010	¥4 billion	From December 1, 2009 to January 29, 2010	1.15545 %
July 3, 2009	Mizuho Corporate Bank, Ltd.	July 2, 2010	¥3.972 billion	From December 1, 2009 to January 29, 2010	1.15545 %
July 3, 2009	Mitsubishi UFJ Trust and Banking Corporation	July 2, 2010	¥2.28 billion	From December 1, 2009 to January 29, 2010	1.15545 %