

**Investor Relations Office\* of Prospect Reit Investment Corporation (“PRI”)****Listed on the Tokyo Stock Exchange under securities code 8969****\*Please see the disclaimer at the bottom of the text****Determination of Fixed-Interest Rate for Debt Financing**

On October 28, 2009, the fixed-interest rate was determined for existing debt financing (bank borrowings) of Prospect Reit Investment Corporation (PRI) as follows:

**1. Long-term borrowings**

Lender	Borrowing date	Maturity / Repayment date	Debt amount (JPY million)	Applicable period for fixed-interest rate	Fixed-interest rate per annum
Aozora Bank, Ltd., Sumitomo Mitsui Banking Corporation, The Sumitomo Trust & Banking Corporation, The Norinchukin Trust & Banking Co., Ltd., The Musashino Bank, Ltd., NTT Finance Corp.	March 15, 2007	March 15, 2010	17,346	October 31, 2009 to January 29, 2010	1.28545%
The Norinchukin Bank	June 28, 2007	July 31, 2012	2,634	October 31, 2009 to January 29, 2010	1.48545%
Sumitomo Mitsui Banking Corporation	September 7, 2007	October 31, 2012	2,924	October 31, 2009 to January 29, 2010	1.53545%
Aozora Bank, Ltd.	May 29, 2009	May 31, 2011	4,500	October 31, 2009 to January 29, 2010	2.53545%

**2. Short-term borrowings**

Lender	Borrowing date	Maturity / Repayment date	Debt amount (JPY million)	Applicable period for fixed-interest rate	Fixed-interest rate per annum
Aozora Bank, Ltd.	September 30, 2009	December 25, 2009	3,000	October 31, to December 25, 2009	2.35727%
Aozora Bank, Ltd.	October 8, 2009	February 15, 2010	5,000	October 31, 2008 to January 29, 2010	5.53545%

October 28, 2009

[Disclaimer]

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