

October 14, 2003

For Immediate Release

Japan Prime Realty Investment Corporation
Hirohito Kaneko
Executive Officer
(Securities Code: 8955)

Inquiries:
Tokyo Realty Investment Management, Inc.
Takeshi Maki
Director and Chief Financial Officer
TEL: +81-3-3516-1591

Notice Concerning Debt Funding

On October 14, 2003, Japan Prime Realty Investment Corporation (JPR) decided to undertake debt funding as described below.

Details

1. Use of Funds

Acquisition of a certain asset (beneficial interest in the Fukuoka Building)

2. Details of Debt Funding

1. Lender	Aozora Bank, Ltd.
2. Amount	¥1,800 million
3. Interest Rate	0.83833% (From October 16, 2003 to December 26, 2003) Note
4. Loan Type	Floating rate of interest. First registered mortgage over the beneficial interest in the Fukuoka Building, and a first provisionally registered mortgage over the Shinyokohama 2 nd Center Building.
5. Drawdown Date	October 15, 2003
6. Repayment Method	Principal repayment in full on maturity
7. Repayment Date	March 27, 2004

Note : The interest rate applicable after December 27, 2003 will be announced as and when decided.

[For Reference]

1. Borrowings Balance after Additional Debt Funding

(Yen in millions)

	Borrowings Balance prior to Additional Debt Funding	Borrowings Balance after Additional Debt Funding	Change
Short-Term Borrowings	11,100	12,900	1,800
Medium-Term Borrowings	25,000	25,000	-
Long-Term Borrowings	14,566	14,566	-
Total Borrowings	50,666	52,466	1,800

2. Interest-Bearing Liabilities Ratio after Additional Debt Funding

	Before Additional Debt Funding	After Additional Debt Funding	Percentage Point Change
Interest-Bearing Liabilities Ratio	36.2%	37.1%	0.9
Medium- to Long-Term Interest-Bearing Liabilities Ratio	78.1%	75.4%	(2.7)

Notes:

1. The above interest-bearing liabilities ratios are calculated as a matter of convenience using the following formulas:
Interest-bearing liabilities ratio (%) = Interest-bearing liabilities ÷ (Interest-bearing liabilities + Unitholders' equity) x 100
Unitholders' equity: ¥89,114 million
(Unitholders' equity is rounded to the nearest million.)
2. Medium- to long-term interest-bearing liabilities ratio (%) = Medium- to long-term interest-bearing liabilities ÷ Interest-bearing liabilities x 100
3. Percentage figures are rounded to the nearest first decimal place.