

March 27, 2003

For Immediate Release

Japan Prime Realty Investment Corporation
Hiroto Kaneko
Representative and Executive Officer
(Stock Code: 8955)

Inquiries:
Takeshi Maki
Director and Chief Financial Officer
TEL: +81-3-3516-1591

Notice Concerning Debt Funding

Japan Prime Realty Investment Corporation (JPR) today announced its decision to increase a debt funding.

1. Use of Funds

The acquisition and payment of associated costs of real estate in trust in the MS Shibaura Building.

2. Details of Debt Funding

1. Short-Term Borrowings

1 Lender	Aozora Bank, Ltd.	Resona Bank, Limited
2 Amount	¥3,770 million	¥3,000 million
3 Interest Rate*	0.93917% (From March 29, 2003 to July 15, 2003)	0.93917% (From March 29, 2003 to July 15, 2003)
4 Loan Type	Floating rate of interest. First registered mortgage over the beneficiary interest in the MS Shibaura Building	As left
5 Drawdown Date	March 28, 2003	March 28, 2003
6 Repayment Method	Principal repayment in full on maturity	As left
7 Repayment Date	March 27, 2004	March 27, 2004

Note: The interest rate applicable after July 16, 2003 is yet to be determined and will be advised at a later date.

2. Long-Term Borrowings

1 Lender	The Yasuda Mutual Life Insurance Company
2 Amount	¥5,000 million
3 Interest Rate	1.75%

4 Loan Type	Fixed rate of interest. First registered mortgage over the beneficiary interest in trust in Crest Yasuda Building, Sompo Japan Wakayama Building, Park East Sapporo
5 Drawdown Date	March 28, 2003
6 Repayment Method	Principal repayment in full on maturity
7 Repayment Date	March 28, 2013

[For Reference]

1. Borrowings Balance after Additional Debt Funding

(Yen in Billion)

	Borrowings Balance prior to Additional Debt Funding	Borrowings Balance after Additional Debt Funding	Change
Short-Term Borrowings	3.93	10.70	6.77
Medium-Term Borrowings	25.00	25.00	—
Long-Term Borrowings	10.00	15.00	5.00
Total Borrowings	38.93	50.70	11.77

2. Interest-Bearing Liabilities Ratio after Additional Debt Funding

	Before Additional Debt Funding	After Additional Debt Funding	Change (%)
Interest-Bearing Liabilities Ratio	40.6%	47.1%	6.5
Medium- to Long-Term Interest-Bearing Liabilities Ratio	89.9%	78.9%	(11.0)

Notes:

1. Interest-bearing liabilities ratio (%) = Interest-bearing liabilities ÷ (Interest-bearing liabilities + Unitholders' equity) x 100
(Unitholders' equities: ¥56,982 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 point.