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**For Immediate Release**

Japan Prime Realty Investment Corporation  
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Notice Concerning Debt Funding

Japan Prime Realty Investment Corporation (JPR) on January 21, 2004 announced that it has decided to undertake debt funding as described below.

Details

1. Rationale

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

2. Details of Debt Funding

1. Lender	The Bank of Fukuoka, Ltd.
2. Amount	¥2,000 million
3. Interest Rate	0.69% (From January 24, 2004 to April 27, 2004) Note
4. Loan Type	Floating rate of interest. No collateral. No guarantee.
5. Drawdown Date	January 23, 2004
6. Repayment Method	Principal repayment in full on maturity
7. Repayment Date	January 23, 2005

Note: The interest rate applicable after April 28, 2004 will be announced as and when decided.

3. Use of Funds

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

**[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	12,900	14,900	2,000
Medium-Term Borrowings	25,000	25,000	-
Long-Term Borrowings	14,566	14,566	-
Total Borrowings	52,466	54,466	2,000

2. Interest-Bearing Liabilities Ratio after Additional Debt Funding

	Before Additional Debt Funding	After Additional Debt Funding	Percentage Point Change
Interest-Bearing Liabilities Ratio	37.1%	37.9%	0.8
Medium- to Long-Term Interest-Bearing Liabilities Ratio	75.4%	72.6%	(2.8)

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.