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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) today announced that it has decided to undertake debt funding as described below.

Details

1. Use of Funds

Acquisition of an asset (the SEF Building)

2. Details of Debt Funding

1. Lender	The Bank of Tokyo-Mitsubishi, Ltd.
2. Amount	¥3,000 million
3. Interest Rate	0.52917% (From February 28, 2004 to April 27, 2004) Note
4. Loan Type	Floating rate of interest. No collateral. No guarantee.
5. Drawdown Date	February 27, 2004
6. Repayment Method	Principal repayment in full on maturity
7. Repayment Date	February 25, 2005

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

[For Reference]

1. Total Borrowings and Corporate Bonds 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	9,500	12,500	3,000
Long -Term Borrowings	31,966	31,966	-
Corporate Bonds	22,000	22,000	-
Interest-Bearing Liabilities (of which is long-term interest-bearing liabilities)	63,466 (53,966)	66,466 (53,966)	3,000 (-)

2. Interest-Bearing Liabilities Ratio after Additional Debt Funding

	Before Additional Debt Funding	After Additional Debt Funding	Percentage Point Change
Interest-Bearing Liabilities Ratio	41.6%	42.7%	1.1
Long-Term Interest-Bearing Liabilities Ratio	85.0%	81.2%	(3.8)

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. Long-term interest-bearing liabilities ratio (%) = Long-term interest-bearing liabilities ÷ Interest-bearing liabilities x 100
3. Percentage figures are rounded to the nearest first decimal place.