

September 29, 2004

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 (SS Daikanyama)

2. Details of Debt Funding

1. Lender	Aozora Bank, Ltd.	The Hachijuni Bank, Ltd.
2. Amount	¥1,100 million	¥1,000 million
3. Interest Rate	0.47% (From Oct. 1, 2004 to Oct. 27, 2004) Note	0.46% (From Oct. 2, 2004 to Oct. 27, 2004) Note
4. Loan Type	Floating rate of interest. No collateral. No guarantee.	
5. Drawdown Date	September 30, 2004	October 1, 2004
6. Repayment Method	Principal repayment in full on maturity	
7. Repayment Date	September 27, 2005	

[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	35,700	37,800	2,100
Long -Term Borrowings	29,966	29,966	-
Corporate Bonds	22,000	22,000	-
Interest-Bearing Liabilities (of which is long-term interest-bearing liabilities)	87,666 (51,966)	89,766 (51,966)	2,100 (-)

2. Interest-Bearing Liabilities Ratio after Additional Debt Funding

	Before Additional Debt Funding	After Additional Debt Funding	Percentage Point Change
Interest-Bearing Liabilities Ratio	49.6%	50.2%	0.6
Long-Term Interest-Bearing Liabilities Ratio	59.3%	57.9%	(1.4)

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.