

November 21, 2005

For Translation purpose only

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

Japan Prime Realty Investment Corporation (JPR) today announced its decision to undertake debt funding as outlined in Section I.

At the same time, JPR announced its intention to repay debt funding as outlined in Section II on November 25, 2005.

Details

I. Debt Funding

1. Use of Funds

Additional debt funding has been undertaken for the repayment of existing short-term debt as detailed in Section II below.

2. Details of Debt Funding

1. Lender	Zenkyoren (The National Mutual Insurance Federation of Agricultural Cooperatives)
2. Amount	¥5,000 million
3. Interest Rate	1.453%
4. Loan Type	Fixed rate of interest. No collateral. No guarantee.
5. Drawdown Date	November 24, 2005
6. Repayment Method	Principal repayment in full on maturity
7. Repayment Date	November 27, 2012

II. Repayment of Debt Funding (Planned)

1. Details of Debt Funding Repaid

1. Lender	Mizuho Corporate Bank, Ltd.	Shinsei Bank, Ltd.
2. Borrowings Balance	¥3,200 million	¥2,000 million
3. Interest Rate	0.34%	0.34%
4. Loan Type	Floating rate of interest. No collateral, no guarantee	Floating rate of interest. No collateral, no guarantee
5. Drawdown Date	May 27, 2005	May 27, 2005
6. Repayment Method	Principal repayment in full on maturity	Principal repayment in full on maturity
7. Maturity Date	May 27, 2006	May 27, 2006

2. Repayment Date (Planned)

November 25, 2005

[For Reference]

1. Total Borrowings and Corporate Bonds Balance after Additional Debt Funding (Part I) and Repayment of Debt Funding (Planned) (Part II)

(Yen in millions)

	Borrowings Balance prior to Additional Debt Funding	Borrowings Balance after Additional Debt Funding	Change
Short-Term Borrowings	12,700	7,500	(5,200)
Long -Term Borrowings	36,466	41,466	5,000
Corporate Bonds	42,000	42,000	-
Interest-Bearing Liabilities [Long-term interest-bearing liabilities portion]	91,166 [78,466]	90,966 [83,466]	(200) [5,000]

2. Interest-Bearing Liabilities Ratio after Additional Debt Funding

	Before Additional Debt Funding	After Additional Debt Funding	Percentage Point Change
Interest-Bearing Liabilities Ratio	44.1%	44.1%	-
Long-Term Interest-Bearing Liabilities Ratio	86.1%	91.8%	5.7

Notes:

- 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: ¥115,432 million
(Unitholders' equity is rounded to the nearest million)
- Long-term interest-bearing liabilities ratio (%) = Long-term interest-bearing liabilities ÷ Interest-bearing liabilities x 100
- Percentage figures are rounded to the nearest first decimal place.