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For Translation Purpose Only

For Immediate Release

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Notice Concerning Borrowings

Japan Prime Realty Investment Corporation (JPR) today announced its decision to undertake borrowings as described below.

Details

1. Use of Funds

JPR will undertake short-term borrowings for certain purposes including the acquisition of specified assets [the JPR Jingumae 432 (provisional name) and 1-1, Kawaguchi Redevelopment Project (the Cupo-la Main Building)].

2. Details of Borrowings

Lender	Amount
Shinsei Bank, Limited	¥1,500 million
Mizuho Corporate Bank, Ltd.	¥1,000 million
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	¥1,000 million
Aozora Bank, Ltd.	¥1,000 million
Resona Bank, Ltd.	¥1,000 million
Mitsubishi UFJ Trust and Banking, Corp.	¥1,000 million
Total	¥6,500 million

Note: The interest rate applicable to short-term borrowings and other terms and conditions will be disclosed as and when determined.

[For Reference]

1. Total Borrowings and Corporate Bonds Balance after Additional Borrowings

(Yen in millions)

	Borrowings Balance prior to Additional Borrowings	Borrowings Balance after Additional Borrowings	Change
Short-Term Borrowings	7,500	14,000	6,500
Current Portion of Long -Term Borrowings	15,000	15,000	-
Long -Term Borrowings	26,466	26,466	-
Corporate Bonds	42,000	42,000	-
Interest-Bearing Liabilities (Long-term interest-bearing liabilities portion)	90,966 (68,466)	97,466 (68,466)	6,500 (-)

(Note) Long-term interest-bearing liabilities does not include current portion of long-term borrowings.

2. Interest-Bearing Liabilities Ratio after Additional Borrowings

	Before Additional Borrowings	After Additional Borrowings	Percentage Point Change
Interest-Bearing Liabilities Ratio	44.1%	45.8%	1.7
Long-Term Interest-Bearing Liabilities Ratio	75.3%	70.2%	(5.1)

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' capital) x 100
Unitholders' capital: ¥115,432 million
(Unitholders' capital 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.