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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 details of interest rates applicable to short-term borrowings from Shinsei Bank, Ltd., Mitsubishi UFJ Trust and Banking, Corp. These borrowings are a part of short-term borrowings from six banks disclosed in press release dated March 15, 2006.

Details

1. Use of Funds

JPR will undertake short-term borrowings for certain purposes including the acquisition of real estate [the Cupo-la Main Bldg. (1-1 Kawaguchi Redevelopment Project)].

2. Details of Borrowings

| | | |
|---------------------|--|--|
| 1. Lender | Shinsei Bank, Ltd. | Mitsubishi UFJ Trust and Banking, Corp. |
| 2. Amount | ¥1,500 million | ¥1,000 million |
| 3. Interest Rate | 0.38455% (From Mar. 31, 2006 to July 5, 2006) | 0.43455% (From Mar. 31, 2006 to July 5, 2006) |
| 4. Loan Type | Floating rate of interest. No collateral. No guarantee. | Floating rate of interest. No collateral. No guarantee. |
| 5. Drawdown Date | March 30, 2006 | March 30, 2006 |
| 6. Repayment Method | Principal repayment in full on maturity | Principal repayment in full on maturity |
| 7. Repayment Date | July 5, 2006 | July 5, 2006 |

[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 | 11,500 | 14,000 | 2,500 |
| 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) | 94,966 (68,466) | 97,466 (68,466) | 2,500 (-) |

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 | 45.1% | 45.8% | 0.7 |
| Long-Term Interest-Bearing Liabilities Ratio | 72.1% | 70.2% | (1.9) |

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