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For Translation Purpose Only

For Immediate Release

Japan Prime Realty Investment Corporation
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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 to refinance existing short-term borrowings as detailed in 3. below.

2. Details of Borrowings

Lender	Amount
Mizuho Corporate Bank, Ltd.	¥2,500 million
Resona Bank, Ltd.	¥1,000 million
Total	¥3,500 million

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

3. Itemization of Fund Use

JPR will use the funds to repay the following borrowings.

	Mizuho Corporate Bank, Ltd.	Resona Bank, Ltd.
1. Lender	Mizuho Corporate Bank, Ltd.	Resona Bank, Ltd.
2. Amount	¥2,500 million	¥1,000 million
3. Interest Rate	0.90667%	0.90667%
4. Drawdown Date	April 11, 2007	April 11, 2007
5. Repayment Date	July 5, 2007	July 5, 2007

[For Reference]

1. Total Borrowings and Corporate Bonds Balance after refinancing

(Millions of yen)

	Borrowings Balance prior to Refinancing	Borrowings Balance after Refinancing	Change
Short-Term Borrowings	3,500	3,500	—
Current Portion of Long -Term Borrowings	—	—	—
Long -Term Borrowings	42,966	42,966	—
Current Portion of Corporate Bonds	10,000	10,000	—
Corporate Bonds	36,500	36,500	—
Interest-Bearing Liabilities [Long-term interest-bearing liabilities portion]	92,966 [79,466]	92,966 [79,466]	— [—]

Note: Long-term interest-bearing liabilities does not include current portion of long-term borrowings and current portion of corporate bonds.

2. Interest-Bearing Liabilities Ratio after Refinancing

	Before Refinancing	After Refinancing	Percentage Point Change
Interest-Bearing Liabilities Ratio	37.2%	37.2%	—
Long-Term Interest-Bearing Liabilities Ratio	85.5%	85.5%	—

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) × 100
Unitholders' capital: ¥156,725 million
(Unitholders' capital is rounded to the nearest million.)
- Long-term interest-bearing liabilities ratio (%) = Long-term interest-bearing liabilities ÷ Interest-bearing liabilities × 100
- Percentage figures are rounded to the nearest first decimal place.