

March 18, 2008

For Translation Purpose Only

For Immediate Release

Japan Prime Realty Investment Corporation
Hirohito Kaneko
Executive Officer
(Securities Code: 8955)

Asset Management Company:
Tokyo Realty Investment Management, Inc.
Toshihiro Hagiwara
President and Chief Executive Officer
Inquiries: Yasuo Furuya
Director and Chief Financial Officer
TEL: +81-3-3516-1591

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.

2. Details of Borrowings

Lender	Amount
Mizuho Corporate Bank, Ltd.	¥3,900 million
Mitsubishi UFJ Trust and Banking Corporation	¥3,800 million
Shinsei Bank, Ltd.	¥3,000 million
Resona Bank, Ltd.	¥2,000 million
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	¥1,800 million
Total	¥14,500 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
(Millions of yen)

	Borrowings Balance prior to Additional Borrowings	Borrowings Balance after Additional Borrowings	Change
Short-Term Borrowings	4,000	18,500	14,500
Current Portion of Long -Term Borrowings	—	—	—
Long -Term Borrowings	44,183	44,183	—
Current Portion of Corporate Bonds	—	—	—
Corporate Bonds	51,500	51,500	—
Interest-Bearing Liabilities [Long-term interest-bearing liabilities portion (Note 1)]	99,683 [95,683]	114,183 [95,683]	14,500 [—]

Note1: Long-term interest-bearing liabilities do not include current portion of long-term borrowings and current portion of corporate bonds.

2. Interest-Bearing Liabilities Ratio after the Borrowings

	Before Borrowings	After Borrowings	Percentage Point Change
Interest-Bearing Liabilities Ratio	38.9%	42.1%	3.2
Long-Term Interest-Bearing Liabilities Ratio	96.0%	83.8%	(12.2)

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