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For Translation Purposes Only
For Immediate Release

Japan Prime Realty Investment Corporation
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Notice Concerning Repayment of Borrowings

Japan Prime Realty Investment Corporation (JPR) today announced its decision to repay the borrowings as outlined below.

Details

1. Details of Borrowings Repaid

1. Lender	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	The Bank of Tokyo-Mitsubishi UFJ, Ltd.
2. Amount before Repayment	¥2,000 million	¥1,800 million
3. Amount of Repayment	¥200 million	¥1,800 million
4. Amount after Repayment	¥1,800 million	—
5. Interest Rate	0.91917 %	0.96917%
6. Drawdown Date	February 5, 2008	March 26, 2008
7. Repayment Date	July 5, 2008	July 5, 2008

1. Lender	Mizuho Corporate Bank, Ltd.	Shinsei Bank, Ltd
2. Amount before Repayment	¥3,900 million	¥3,000 million
2. Amount of Repayment	¥2,028 million	¥1,980 million
3. Amount after Repayment	¥1,872 million	¥1,020 million
3. Interest Rate	0.96917%	0.96917%
4. Drawdown Date	March 26, 2008	March 26, 2008
5. Repayment Date	July 5, 2008	July 5, 2008

2. Date of Repayment

June 5, 2008 (planned)

3. Funds for Repayment

Funds for the repayment of the borrowings were provided from the amounts paid-in for JPR's Tenth Series of Unsecured Corporate Bonds (total issue amount: ¥3,000 million; payments closed: May 30, 2008), borrowings which will be executed on June 4, 2008, and funds on hand.

4. Situation of Borrowings after the Repayment

1) Total Borrowings and Corporate Bonds Balance After Repayment of Borrowings

(Yen in millions)

	Balance Before Repayment of Borrowings	Balance After Repayment of Borrowings	Change
Short-Term Borrowings	20,800	14,792	(6,008)
Current Portion of Long-Term Borrowings	—	—	—
Long-Term Borrowings	54,183	54,183	—
Current Portion of Corporate Bonds	—	—	—
Corporate Bonds	54,500	54,500	—
Interest-Bearing Liabilities [Long-term interest-bearing liabilities portion]	129,483 [108,683]	123,475 [108,683]	(6,008) [—]

(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 Repayment of Borrowings

	Before Repayment of Borrowings	After Repayment of Borrowings	Percentage Point Change
Interest-Bearing Liabilities Ratio	45.2%	44.1%	(1.1%)
Long-Term Interest-Bearing Liabilities Ratio	83.9%	88.0%	4.1%

(Note)

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)

Long-term interest-bearing liabilities ratio (%) = Long-term interest-bearing liabilities ÷ Interest-bearing liabilities × 100

2. Percentage figures are rounded to the nearest first decimal place.