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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 to refinance existing short-term borrowings as detailed in 3. below.

2. Details of Borrowings

Lender	Amount
Mizuho Corporate Bank, Ltd.	¥2,972 million
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	¥3,000 million
Resona Bank, Ltd.	¥4,000 million
Mitsubishi UFJ Trust and Banking Corporation	¥3,800 million
Shinsei Bank, Ltd.	¥1,020 million
Total	¥14,792 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.

1. Lender	Mizuho Corporate Bank, Ltd.	Mizuho Corporate Bank, Ltd.
2. Amount	¥1,872 million	¥1,100 million
3. Interest Rate	1.01083%	0.96083%
4. Drawdown Date	March 26, 2008	April 23, 2008
5. Repayment Date	July 5, 2008	July 5, 2008

1. Lender	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	The Bank of Tokyo-Mitsubishi UFJ, Ltd.
2. Amount	¥1,800 million	¥1,200 million
3. Interest Rate	0.96083%	0.96083%
4. Drawdown Date	February 5, 2008	April 23, 2008
5. Repayment Date	July 5, 2008	July 5, 2008

1. Lender	Resona Bank, Ltd.	Resona Bank, Ltd.
2. Amount	¥2,000 million	¥2,000 million
3. Interest Rate	0.96083%	1.01083%
4. Drawdown Date	February 5, 2008	March 26, 2008
5. Repayment Date	July 5, 2008	July 5, 2008

1. Lender	Mitsubishi UFJ Trust and Banking Corporation	Shinsei Bank, Ltd.
2. Amount	¥3,800 million	¥1,020 million
3. Interest Rate	1.01083%	1.01083%
4. Drawdown Date	March 26, 2008	March 26, 2008
5. Repayment Date	July 5, 2008	July 5, 2008

4. Situation of Borrowings after Refinancing

1) Total Borrowings and Corporate Bonds Balance after Refinancing

(Yen in millions)

	Balance Before Refinancing	Balance After Refinancing	Change
Short-Term Borrowings	14,792	14,792	(-)
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]	123,475 [108,683]	123,475 [108,683]	(-) [-]

(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	44.1%	44.1%	(—)
Long-Term Interest-Bearing Liabilities Ratio	88.0%	88.0%	—

(Note)

- The above interest-bearing liabilities ratios are calculated as a matter of convenience using the following formulas:

$$\text{Interest-bearing liabilities ratio (\%)} = \frac{\text{Interest-bearing liabilities}}{\text{Interest-bearing liabilities} + \text{Unitholders' capital}} \times 100$$
Unitholders' capital: ¥156,725 million
(Unitholders' capital is rounded to the nearest million)

$$\text{Long-term interest-bearing liabilities ratio (\%)} = \frac{\text{Long-term interest-bearing liabilities}}{\text{Interest-bearing liabilities}} \times 100$$
- Percentage figures are rounded to the nearest first decimal place.