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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 for certain purposes including the acquisition of specified assets (Minami Azabu Building).

2. Details of Borrowings

Lender	Amount
Mizuho Corporate Bank, Ltd.	¥1,000 million
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	¥1,000 million
Sumitomo Mitsui Banking Corporation	¥1,000 million
Aozora Bank, Ltd.	¥900 million
Total	¥3,900 million

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

3. Situation of Borrowings after Additional Borrowings

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	14,792	18,692	3,900
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]	127,375 [108,683]	3,900 [—]

(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 the Borrowings

	Before Borrowings	After Borrowings	Percentage Point Change
Interest-Bearing Liabilities Ratio	44.1%	44.8%	0.7
Long-Term Interest-Bearing Liabilities Ratio	88.0%	85.3%	(2.7)

(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.