

November 21, 2008

For Translation Purposes Only

For Immediate Release

Japan Prime Realty Investment Corporation
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(Securities Code: 8955)

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Notice Concerning Establishment of Commitment Line of Credit

Japan Prime Realty Investment Corporation (JPR) today announced it contracted to establish a commitment line of credit totaling ¥16 billion as outlined below.

Details

1. Reason for Establishment of Commitment Line of Credit

Through the establishment of a commitment line of credit, JPR is primarily seeking to address refinance risks in connection with its existing debt, etc. and thereby reinforce the stability of its financial position.

2. Details

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| 1) Limit | ¥16 billion |
| 2) Contract Date | November 21, 2008 |
| 3) Effective Date | December 1, 2008 |
| 4) Maturity Date | November 30, 2009 |
| 5) Lenders | Mizuho Corporate Bank, Ltd.
The Bank of Tokyo-Mitsubishi UFJ, Ltd.
Mitsubishi UFJ Trust and Banking Corporation
Resona Bank, Ltd. |
| 6) Collateral | No collateral. No guarantee. |