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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	Mizuho Corporate Bank, Ltd.	The Bank of Tokyo-Mitsubishi UFJ, Ltd.
2. Amount before Repayment	¥3,972 million	¥4,000 million
3. Amount of Repayment	¥1,588.8 million	¥1,600 million
4. Amount after Repayment	¥2,383.2 million	¥2,400 million
5. Interest Rate	1.09455%	1.09455%
6. Drawdown Date	July 3, 2009	July 3, 2009
7. Repayment Date	July 2, 2010	July 2, 2010

1. Lender	Resona Bank, Ltd.	Mitsubishi UFJ Trust and Banking Corporation
2. Amount before Repayment	¥4,000 million	¥2,280 million
2. Amount of Repayment	¥1,600 million	¥912 million
3. Amount after Repayment	¥2,400 million	¥1,368 million
3. Interest Rate	1.09455%	1.09455%
4. Drawdown Date	July 3, 2009	July 3, 2009
5. Repayment Date	July 2, 2010	July 2, 2010

1. Lender	Mitsubishi UFJ Trust and Banking Corporation
2. Amount before Repayment	¥2,000 million
2. Amount of Repayment	¥2,000 million
3. Amount after Repayment	¥0 million
3. Interest Rate	0.95545%
4. Drawdown Date	December 24, 2009
5. Repayment Date	July 2, 2010

2. Date of Repayment

February 24, 2010 (planned)

3. Funds for Repayment

Funds for the repayment of the borrowings were provided from the gross proceeds (approximately ¥13.3 billion) raised through an additional issue of new investment units. Payments for the purchase of new investment units closed on February 8, 2010.

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	16,252	8,551.2	(7,700.8)
Current Portion of Long-Term Borrowings	11,716	11,716	—
Long-Term Borrowings	85,404	85,404	—
Current Portion of Corporate Bonds	—	—	—
Corporate Bonds	37,500	37,500	—
Interest-Bearing Liabilities [Long-term interest-bearing liabilities portion]	150,872 [122,904]	143,171.2 [122,904]	(7,700.8) [—]

(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	47.0%	45.7%	(1.3%)

Long-Term Interest-Bearing Liabilities Ratio	81.5%	85.8%	4.3%
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(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: ¥170,041 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.