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For Translation Purpose Only
For Immediate Release

Japan Prime Realty Investment Corporation
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(Securities Code: 8955)

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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. Details of Borrowings

1. Lender	Sumitomo Mitsui Banking Corporation
2. Amount	¥3,000 million
3. Interest Rate (p.a.)	1.18967 %
4. Loan Type	Fixed rate of interest. No collateral. No guarantee.
5. Drawdown Date	July 8, 2010
6. Repayment Method	Principal repayment in full on maturity
7. Last Repayment Date	June 27, 2013

2. Use of Funds

JPR will undertake long-term borrowings to acquire a certain property (to be disclosed at a later date).

3. Itemization of Fund Use

JPR will use the funds to acquire a certain property (to be disclosed at a later date).

4. 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	5,000	5,000	—
Current Portion of Long-Term Borrowings	21,499	21,499	—
Long-Term Borrowings	84,263	87,263	3,000
Current Portion of Corporate Bonds	3,000	3,000	—
Corporate Bonds	47,500	47,500	—
Interest-Bearing Liabilities [Long-term interest-bearing liabilities portion]	161,262 [131,763]	164,262 [134,763]	3,000 [3,000]

(Note)

1. Long-term interest-bearing liabilities do not include the current portion of long-term borrowings and the current portion of corporate bonds.

2) Interest-Bearing Liabilities Ratio after Additional Borrowings

	Before Borrowings	After Borrowings	Percentage Point Change
Interest-Bearing Liabilities Ratio	48.5%	48.9%	0.4%
Long-Term Interest-Bearing Liabilities Ratio	81.7%	82.0%	0.3%

(Note)

1. 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: ¥171,340 million
 (Unitholders' capital is rounded to the nearest million)

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

5. Other Matters Required for Investors to Appropriately Understand and Evaluate the Above Information

There will be no changes made to the content of the investment risk indicated in the Securities Report filed on March 25, 2010 with respect to the risks involved in repayment etc. of the current borrowing.