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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	Shinsei Bank, Ltd	The Hachijuni Bank, Ltd.	The Chugoku Bank, Ltd
2. Amount	¥2,000 million	¥1,000 million	¥1,000 million
3. Interest Rate (p.a.) (Note)	1.07 %	1.07 %	1.07 %
4. Loan Type	Fixed rate of interest. No collateral. No guarantee.	Fixed rate of interest. No collateral. No guarantee.	Fixed rate of interest. No collateral. No guarantee.
5. Drawdown Date	September 24, 2010	September 24, 2010	September 24, 2010
6. Repayment Method	Principal repayment in full on maturity.	Principal repayment in full on maturity.	Principal repayment in full on maturity.
7. Repayment Date	September 24, 2013	September 24, 2013	September 24, 2013

1. Lender	The Bank of Fukuoka, Ltd.	Taiyo Life Insurance Company
2. Amount	¥1,000 million	¥1,000 million
3. Interest Rate (p.a.) (Note)	1.07 %	1.275 %
4. Loan Type	Fixed rate of interest. No collateral. No guarantee.	Fixed rate of interest. No collateral. No guarantee.
5. Drawdown Date	September 24, 2010	September 24, 2010
6. Repayment Method	Principal repayment in full on maturity.	Principal repayment in full on maturity.
7. Repayment Date	September 24, 2013	September 24, 2015

2. Use of Funds

JPR will undertake long-term borrowings to refinance existing long-term borrowings as detailed in 3. below.

3. Itemization of Fund Use

JPR will use the funds to repay the following borrowings.

1. Lender	Shinsei Bank, Ltd	The Hachijuni Bank, Ltd.
2. Amount	¥3,000 million	¥1,000 million
3. Drawdown Date	September 26, 2006	September 26, 2006
4. Repayment Date	September 24, 2010	September 24, 2010

1. Lender	The Chugoku Bank, Ltd	The Bank of Fukuoka, Ltd.
2. Amount	¥1,000 million	¥1,000 million
3. Drawdown Date	September 26, 2006	September 26, 2006
4. Repayment Date	September 24, 2010	September 24, 2010

4. Situation of Borrowings after Additional Borrowings

1) Total Borrowings and Corporate Bonds Balance after Additional Borrowings

(Yen in millions)

	Balance Before Additional Borrowings	Balance After Additional Borrowings	Change
Short-Term Borrowings	5,000	5,000	—
Current Portion of Long-Term Borrowings	30,899	24,899	(6,000)
Long-Term Borrowings	77,863	83,863	6,000
Current Portion of Corporate Bonds	3,000	3,000	—
Corporate Bonds	47,500	47,500	—
Interest-Bearing Liabilities [Long-term interest-bearing liabilities portion]	164,262 [125,363]	164,262 [131,363]	— [6,000]

(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	48.9%	48.9%	—
Long-Term Interest-Bearing Liabilities Ratio	76.3%	80.0%	3.7%

(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)
2.
$$\text{Long-term interest-bearing liabilities ratio (\%)} = \frac{\text{Long-term interest-bearing liabilities}}{\text{Interest-bearing liabilities}} \times 100$$
3. 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.