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For Translation Purposes Only**For Immediate Release**

Japan Prime Realty Investment Corporation
Hirohito Kaneko, Executive Officer
(Securities Code: 8955)

Asset Management Company:
Tokyo Realty Investment Management, Inc.
Satoshi Okubo, President and CEO
Inquiries: Satoshi Eida, Director and CFO
(TEL: +81-3-3516-1591)

Notice Concerning Borrowings

Japan Prime Realty Investment Corporation (JPR) today announced its decision to undertake borrowings as described below.

Details**1. Details of Borrowings**

| Lender | Amount | Interest Rate | Drawdown Date | Type of Borrowing and Repayment Method | Repayment Date |
|-----------------------|----------------|-------------------|------------------|--|------------------|
| Shinsei Bank, Limited | ¥2,000 million | 1.134% fixed rate | December 5, 2014 | Unsecured, non-guaranteed, principal repayment in full on maturity | December 5, 2024 |
| The Norinchukin Bank | ¥1,000 million | 0.440% fixed rate | December 5, 2014 | Unsecured, non-guaranteed, principal repayment in full on maturity | December 5, 2017 |

2. Use of Funds

JPR will undertake these borrowings to refinance part of short-term borrowings of ¥6,000 million which will become due for repayment on December 5, 2014.

3. Debt Status after Additional Borrowings

(Yen in millions)

| | Balance before Additional Borrowings | Balance after Additional Borrowings | Change |
|--------------------------------------|--------------------------------------|-------------------------------------|---------|
| Short-Term Loans Payable | 3,000 | 0 | (3,000) |
| Lon-Term Loans Payable (Note 1) | 133,690 | 136,690 | 3,000 |
| Investment Corporation Bonds | 54,500 | 54,500 | - |
| Interest-Bearing Debt | 191,190 | 191,190 | - |
| Interest-Bearing Debt Ratio (Note 2) | 49.9% | 49.9% | - |

(Note)

- 1: Long-term loans payable includes the current portion of long-term loans payable.
- 2: The balances of short-term loans payable and investment corporation bonds before the additional borrowings represent the figures after issuance of investment corporation bonds (¥3,000 million) scheduled for December 4, 2012 and partial repayment of short-term loans (¥3,000 million).
- 3: Interest-bearing debt ratios mentioned above are calculated as a matter of convenience using the following formula and then rounded to the nearest first decimal place:
Interest-bearing debt ratio (%) = Interest-bearing debt ÷ (Interest-bearing debt + Unitholders' capital) x 100

4. 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 September 26, 2014 with respect to the risks involved in repayment, etc. of the current borrowings.