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For Translation Purpose 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 Chief Executive Officer
Inquiries: Satoshi Eida
Director and Chief Financial Officer
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. Detail of Borrowing

1. Lender	Bank of Tokyo-Mitsubishi UFJ, Ltd.
2. Amount	¥3 billion
3. Interest Rate (per annum)	0.919 %
4. Type of Borrowing	Fixed rate, unsecured, non-guaranteed
5. Drawdown Date	September 5, 2012
6. Repayment Method	Principal repayment in full on maturity.
7. Repayment Date	September 5, 2017

2. Use of Funds

JPR will undertake borrowing for partial early repayment of existing short-term borrowing as detailed in 3 below. For detail of the early repayment of the short-term borrowing, please refer to the press release titled “Notice Concerning Repayment of Borrowings” separately announced today.

3. Itemization of Fund Use

JPR will use the funds to repay the following borrowing.

1. Lender	Bank of Tokyo-Mitsubishi UFJ, Ltd.
2. Amount before Repayment	¥5 billion
3. Amount of Repayment	¥3 billion

4. Amount after Repayment	¥2 billion
5. Drawdown Date	July 4, 2012
6. Repayment Date	July 4, 2013

4. Situation of Debts after Additional Borrowings

1) Total Borrowings and Investment Corporation Bonds Balance after Additional Borrowings (Yen in millions)

	Balance before Additional Borrowings	Balance after Additional Borrowings	Change
Short-Term Loans Payable	7,600	4,600	(3,000)
Current Portion of Long-Term Loans Payable	17,643	17,643	—
Long-Term Loans Payable	113,338	116,338	3,000
Current Portion of Investment Corporation Bonds	—	—	—
Investment Corporation Bonds	42,500	42,500	—
Interest-Bearing Debt [Long-term interest-bearing debt portion (Note1)]	181,081 [155,838]	181,081 [158,838]	— [3,000]

(Notes)

1. Long-term interest-bearing debt does not include current portion of long-term loans payable and current portion of investment corporation bonds.
2. Interest-bearing debt is rounded to the nearest million yen.
3. Balance after additional borrowings in the table above indicate figures after repayment of ¥3 billion in existing borrowing as announced in the press released titled “Notice Concerning Repayment of Borrowings” separately announced today.

2) Interest-Bearing Debt Ratio after the Borrowings

	Before Borrowings	After Borrowings	Percentage Point Change
Interest-Bearing Debt Ratio	48.5%	48.5%	—
Long-Term Interest-Bearing Debt Ratio	86.1%	87.7%	1.6%

(Notes)

1. The above interest-bearing debt ratios are calculated as a matter of convenience using the following formulas:
Interest-bearing debt ratio (%) = Interest-bearing debt ÷ (Interest-bearing debt + Unitholders' capital) × 100
Unitholders' capital: ¥192,044 million
(Unitholders' capital is rounded to the nearest million)
2. Long-term interest-bearing debt ratio (%) = Long-term interest-bearing debt ÷ Interest-bearing debt × 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 26, 2012 with respect to the risks involved in repayment, etc. of the current borrowings.