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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 early the borrowings as outlined below.

### Details

#### 1. Details of Borrowings Repaid

1. Lender	Aozora Bank, Ltd.
2. Amount before Repayment	¥4,500 million
3. Amount of Repayment	¥4,500 million
4. Amount after Repayment	—
5. Interest Rate (per annum)(Note)	0.68%
6. Type of Borrowing	Floating rate, unsecured, non-guaranteed
7. Drawdown Date	July 19, 2012
8. Prescribed Repayment Date	July 4, 2013

(Note) As applied as of the date of early repayment.

#### 2. Date of Early Repayment

August 30, 2012 (planned)

#### 3. Funds for Repayment

Funds for the repayment of the borrowings are to be provided from the portion of

proceeds (approximately 0.6 billion yen) raised through an additional issue of new investment units which payments for the purchase of new investment units were completed on July 30, 2012, proceeds (approximately 1.6 billion yen) raised through an additional issue of new investment units which payments for the purchase of new investment units are to be completed on August 29, 2012, new borrowings of 2 billion yen and cash on hand (approximately 0.3 billion yen). For details of the new borrowings of 2 billion yen, please refer to the press release titled “Notice Concerning Borrowings” separately announced today.

#### 4. Situation of Debts after the Repayment

##### 1) Total Borrowings and Investment Corporation Bonds Balance after Repayment of Borrowings

(Yen in millions)

	Balance before Repayment of Borrowings	Balance after Repayment of Borrowings	Change
Short-Term Loans Payable	12,100	7,600	(4,500)
Current Portion of Long-Term Loans Payable	17,643	17,643	—
Long-Term Loans Payable	111,338	113,338	2,000
Current Portion of Investment Corporation Bonds	—	—	—
Investment Corporation Bonds	42,500	42,500	—
Interest-Bearing Debt [Long-term interest-bearing debt portion]	183,581 [153,838]	181,081 [155,838]	(2,500) [2,000]

(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 repayment of borrowings in the table above indicate the new borrowings of ¥2 billion as announced in the press released titled “Notice Concerning Borrowings” separately announced today.

##### 2) Interest-Bearing Debt Ratio after Repayment of Borrowings

	Before Repayment of Borrowings	After Repayment of Borrowings	Percentage Point Change
Interest-Bearing Debt Ratio	48.9%	48.5%	(0.4%)
Long-Term Interest-Bearing Debt Ratio	83.8%	86.1%	2.3%

(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 includes ¥1,615 million of the total amount of the issue price of the units to be additionally issued and paid on August 29, 2012.

The numbers described above are rounded to the nearest million.

2. The above long-term interest-bearing debt ratios are calculated as a matter of convenience using the following formulas:

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.