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For Translation Purpose Only

For Immediate Release

Japan Prime Realty Investment Corporation
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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	Mizuho Corporate Bank, Ltd.	Sumitomo Mitsui Banking Corporation
2. Amount	¥5,000 million	¥2,000 million
3. Interest Rate (Note 1) (Note 2)	Base interest rate (JBA Japanese Yen TIBOR) + 0.35%	Base interest rate (JBA Japanese Yen TIBOR) + 0.35%
4. Type of Borrowing	Floating rate, unsecured, non-guaranteed	Floating rate, unsecured, non-guaranteed
5. Drawdown Date	March 21, 2013	March 21, 2013
6. Repayment Method	Principal repayment in full on maturity	Principal repayment in full on maturity
7. Repayment Date	July 5, 2013	July 5, 2013

(Notes)

- 1: The first interest payment date shall be April 5, 2013 with subsequent payment dates on the 5th of every month thereafter and on the repayment date (if such date is not a business day, the preceding business day).
- 2: Base interest rate to be applied for interest calculation period concerning each interest payment date shall be the 1-month JBA Japanese Yen TIBOR as of two business days prior to the drawdown date and each interest payment date. Please refer to the Japanese Bankers Association's website (<http://www.zenginkyo.or.jp/en/tibor/>) for the JBA Japanese Yen TIBOR.

2. Use of Funds

JPR will undertake the borrowings to acquire a specified asset (planned to be acquired). Details of the acquisition the specified asset will be announced once determined.

3. Itemization of Fund Use

- (1) Amount to be procured: ¥7,000 million
- (2) Use of funds: To finance the acquisition of a specified asset (planned to be acquired), etc.
- (3) Loan date (planned): March 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	—	7,000	7,000
Current Portion of Long-Term Loans Payable	23,618	23,618	—
Long-Term Loans Payable	107,439	107,439	—
Current Portion of Investment Corporation Bonds	5,000	5,000	—
Investment Corporation Bonds	44,500	44,500	—
Interest-Bearing Debt [Long-term interest-bearing debt portion (Note1)]	180,557 [151,939]	187,557 [151,939]	7,000 [—]

(Notes)

1. Long-term interest-bearing debt does not include the 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.

2) Interest-Bearing Debt Ratio after Additional Borrowings

	Before Borrowings	After Borrowings	Percentage Point Change
Interest-Bearing Debt Ratio	48.5%	49.4%	0.9%
Long-Term Interest-Bearing Debt Ratio	84.2%	81.0%	(3.2%)

(Notes)

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

$$\text{Interest-bearing debt ratio (\%)} = \frac{\text{Interest-bearing debt}}{\text{Interest-bearing debt} + \text{Unitholders' capital}} \times 100$$
 Unitholders' capital: ¥192,044 million
 (Unitholders' capital is rounded to the nearest million)
- Long-term interest-bearing debt ratio (%) = $\frac{\text{Long-term interest-bearing debt}}{\text{Interest-bearing debt}} \times 100$
- 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 September 26, 2012 with respect to the risks involved in repayment, etc. of the current borrowings.