

May 22, 2013

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 Chief Executive Officer
Inquiries: Satoshi Eida
Director and Chief Financial Officer
TEL: +81-3-3516-1591

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	Mizuho Corporate Bank, Ltd.	Sumitomo Mitsui Banking Corporation
2. Amount before Repayment	¥5,000 million	¥2,000 million
3. Amount of Repayment	¥5,000 million	¥2,000 million
4. Amount after Repayment	—	—
5. Interest Rate (per annum) (Note)	0.50%	0.50%
6. Type of Borrowing	Floating rate, unsecured, non-guaranteed	Floating rate, unsecured, non-guaranteed
7. Drawdown Date	March 21, 2013	March 21, 2013
8. Prescribed Repayment Date	July 5, 2013	July 5, 2013

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

2. Date of Early Repayment

May 31, 2013 (planned)

3. Funds for Repayment

Funds for the repayment of the borrowings are to be provided from the proceeds (approximately 6.9 billion yen) raised through an issuance of new investment corporation bonds of which payments for the purchase of the new investment corporation bonds are to be made on May 31, 2013 and cash on hand. For details of the issuance of new investment corporation bonds, please refer to the press release “Notice Concerning Issuance of Investment Corporation Bonds” dated May 17, 2013.

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	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	51,500	7,000
Interest-Bearing Debt [Long-Term interest-bearing debt portion]	187,557 [151,939]	187,557 [158,939]	— [7,000]

(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 reflects the issuance of new investment corporation bonds of 7 billion yen described in the press release "Notice Concerning Issuance of Investment Corporation Bonds" separately announced on May 17, 2013.

2) Interest-Bearing Debt Ratio after Repayment of Borrowings

	Before Repayment of Borrowings	After Repayment of Borrowings	Percentage Point Change
Interest-Bearing Debt Ratio	49.4%	49.4%	—
Long-Term Interest-Bearing Debt Ratio	81.0%	84.7%	3.7%

(Notes)

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

$$\text{Interest-bearing ratio (\%)} = \frac{\text{Interest-bearing debt}}{\text{Interest-bearing debt} + \text{Unitholders' capital}} \times 100$$
Unitholders' capital: ¥192,044 million
(Unitholders' capital is rounded to the nearest million)
2. The above long-term interest-bearing debt ratios are calculated as a matter of convenience using the following formula:

$$\text{Long-term interest-bearing debt ratio (\%)} = \frac{\text{Long-term interest-bearing debt}}{\text{Interest-bearing debt}} \times 100$$
3. Percentage figures are rounded to the nearest first decimal place.