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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	Mitsubishi UFJ Trust and Banking, Corp.	Mitsubishi UFJ Trust and Banking, Corp.
2. Amount	¥5 billion	¥1 billion
3. Interest Rate (p.a.)	1.184 %	0.924 %
4. Loan Type	Fixed rate of interest. No collateral. No guarantee.	Fixed rate of interest. No collateral. No guarantee.
5. Drawdown Date	August 29, 2011	August 29, 2011
6. Repayment Method	Principal repayment in full on maturity.	Principal repayment in full on maturity.
7. Repayment Date	August 29, 2017	August 31, 2015

2. Use of Funds

JPR will undertake long-term borrowings to refinance existing long-term borrowings as detailed in 3. below.

3. Itemization of Fund Use

JPR will use the funds to repay the following borrowings.

1. Lender	Mitsubishi UFJ Trust and Banking, Corp.
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2. Amount	¥6 billion
3. Drawdown Date	August 29, 2006
4. Repayment Date	August 29, 2011

4. Situation of Borrowings after Additional Borrowings

1) Total Borrowings and Corporate Bonds Balance after Additional Borrowings

(Yen in millions)

	Balance Before Additional Borrowings	Balance After Additional Borrowings	Change
Short-Term Borrowings	(Note2)16,800	16,800	—
Current Portion of Long-Term Borrowings	18,616	12,616	(6,000)
Long-Term Borrowings	80,847	86,847	6,000
Current Portion of Corporate Bonds	14,000	14,000	—
Corporate Bonds	33,500	33,500	—
Interest-Bearing Liabilities [Long-term interest-bearing liabilities portion]	163,763 [114,347]	163,763 [120,347]	— [6,000]

(Note)

1. Long-term interest-bearing liabilities does not include current portion of long-term borrowings and current portion of corporate bonds.
2. The table reflects the new borrowings of existing borrowings disclosed in the press release titled “Notice Concerning Borrowings” dated August 22, 2011

2) Interest-Bearing Liabilities Ratio after the Borrowings

	Before Borrowings	After Borrowings	Percentage Point Change
Interest-Bearing Liabilities Ratio	48.9%	48.9%	—
Long-Term Interest-Bearing Liabilities Ratio	69.8%	73.5%	3.7%

(Note)

1. The above interest-bearing liabilities ratios are calculated as a matter of convenience using the following formulas:
Interest-bearing liabilities ratio (%) = Interest-bearing liabilities ÷ (Interest-bearing liabilities + Unitholders' capital) × 100
Unitholders' capital: ¥171,340 million
(Unitholders' capital is rounded to the nearest million)

2. Long-term interest-bearing liabilities ratio (%) = Long-term interest-bearing liabilities ÷ Interest-bearing liabilities × 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 28, 2011 with respect to the risks involved in repayment etc. of the current borrowing.