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For Translation Purposes Only**For Immediate Release**

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Notice Concerning Determination of Price, etc. for the Issue of New Investment Units and Secondary Offering

Japan Prime Realty Investment Corporation (JPR) announced that it decided at the Board of Directors Meeting held today the issue price, offer price and other conditions as described below for the issue of new investment units and secondary offering that was resolved at the Board of Directors Meeting held on June 1, 2015.

Details

1. Issue of New Investment Units

(1) Issue price (offer price) (note)	<u>¥394,875 per unit</u>
(2) Total amount of issue price (offer price)	<u>¥18,045,787,500</u>
(3) Amount to be paid in (purchase price)(note)	<u>¥382,320 per unit</u>
(4) Gross proceeds (total purchase price)	<u>¥17,472,024,000</u>
(5) Subscription period	<u>From June 10, 2015 (Wednesday) to June 11, 2015 (Thursday)</u>
(6) Payment date	<u>June 16, 2015 (Tuesday)</u>
(7) Delivery date	<u>June 17, 2015 (Wednesday)</u>

Note: The underwriter shall underwrite the units at the amount to be paid in (purchase price) and offer them at the issue price (offer price).

Note: This document is a press release for a public announcement regarding the issue and secondary offering of investment units and has not been prepared for the purpose of soliciting any investment. We request readers to undertake investment decisions at their own judgment after having read carefully the prospectus and notice of amendments for the issuance of new investment units and secondary offering prepared by JPR.



2. Secondary Offering (Over-Allotment)

(1) Total number of investment units to be offered	<u>2,300 units</u>
(2) Offer price	<u>¥394,875 per unit</u>
(3) Total offer price	<u>¥908,212,500</u>
(4) Subscription period	<u>From June 10, 2015 (Wednesday) to June 11, 2015 (Thursday)</u>
(5) Settlement date	<u>June 17, 2015 (Wednesday)</u>

3. Third-Party Allotment

(1) Amount to be paid in (purchase price)	<u>¥382,320 per unit</u>
(2) Gross proceeds (total purchase price) (maximum)	<u>¥879,336,000</u>
(3) Subscription date	<u>June 23, 2015 (Tuesday)</u>
(4) Payment date	<u>June 24, 2015 (Wednesday)</u>

Note: Investment units for which no application for subscription has been made during the subscription date shown in (3) above shall not be issued.

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1. Basis for Calculating the Issue Price and Offer Price

(1) Calculation date and price	<u>June 9, 2015 (Tuesday)</u>	<u>¥405,000</u>
(2) Discount rate		<u>2.50%</u>

2. Syndicated Cover Transaction Period

From June 12, 2015 (Friday) to June 19, 2015 (Friday)

3. Use of Proceeds

JPR will use the proceeds (17,472,024,000 yen) to be received from the Primary Offering to repay borrowings of 17.0 billion yen. The remaining proceeds and the maximum proceeds of 879,336,000 yen to be received from the issue of new investment units by way of third-party allotment are scheduled to be

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used to repay borrowings of 1.0 billion yen (Note 1) (Note 2). Therefore, JPR plans to repay borrowings of a maximum total of 18.0 billion yen using the proceeds to be received from the Primary Offering and the proceeds to be received from the issue of new investment units by way of third-party allotment by the end of October 2015.

The remaining amount will be cash on hand and will be used for future acquisition of specified assets (same meaning as defined in Article 2-1 of the Law Concerning Investment Trusts and Investment Corporations. Hereinafter the same.) or repayment of borrowings.

(Note 1) In case the total of the remaining proceeds from the Primary Offering and the proceeds from the issue of new investment units by way of third-party allotment is less than 1.0 billion yen, it will be cash on hand and will be used for future acquisition of specified assets or repayment of borrowings.

(Note 2) JPR will deposit the procured funds in a financial institution until the time of expenditure.

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