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**For Translation Purpose Only**

**For Immediate Release**

Japan Prime Realty Investment Corporation  
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(Securities Code: 8955)

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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.	Bank of Tokyo-Mitsubishi UFJ, Ltd.
2. Amount	¥2 billion	¥1 billion
3. Interest Rate (per annum)	1.027 %	1.027 %
4. Type of Borrowing	Fixed rate, unsecured, non-guaranteed	Fixed rate, unsecured, non-guaranteed
5. Drawdown Date	December 5, 2012	December 5, 2012
6. Repayment Method	Principal repayment in full on maturity.	Principal repayment in full on maturity.
7. Repayment Date	December 5, 2019	December 5, 2019

1. Lender	Sumitomo Mitsui Banking Corporation
2. Amount	¥1 billion
3. Interest Rate (per annum)	1.027 %
4. Type of Borrowing	Fixed rate, unsecured, non-guaranteed
5. Drawdown Date	December 5, 2012
6. Repayment Method	Principal repayment in full on maturity.
7. Repayment Date	December 5, 2019

## 2. Use of Funds

JPR will undertake the new borrowing of 4 billion yen and use the portion of proceeds (approximately 2 billion yen) raised through issuance of new investment corporation bonds of which payments for the purchase of the new investment corporation bonds were completed on November 22, 2012 and cash on hand for early repayment of existing borrowings as detailed in 3 below. For details of the early repayment of the existing borrowings, please refer to the press release titled “Notice Concerning Repayment of Borrowings” separately announced on November 26, 2012.

## 3. Itemization of Fund Use

JPR will use the funds to repay the following borrowings.

1. Lender	Mizuho Corporate Bank, Ltd.	Bank of Tokyo-Mitsubishi UFJ, Ltd.
2. Amount before Repayment	¥2.6 billion	¥2 billion
3. Amount of Repayment	¥2.6 billion	¥2 billion
4. Amount after Repayment	—	—
5. Drawdown Date	July 4, 2012	July 4, 2012
6. Repayment Date	July 4, 2013	July 4, 2013

1. Lender	American Family Life Assurance Company of Columbus
2. Amount before Repayment	¥1.5 billion
3. Amount of Repayment	¥1.5 billion
4. Amount after Repayment	—
5. Drawdown Date	September 7, 2009
6. Repayment Date	September 6, 2019

(Note) In addition, the planned date of early repayment for the above borrowings is scheduled to be December 5, 2012.

## 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	4,600	—	(4,600)
Current Portion of Long-Term Loans Payable	26,643	26,643	—
Long-Term Loans Payable	102,338	104,838	2,500
Current Portion of Investment Corporation Bonds	—	—	—
Investment Corporation Bonds	49,500	49,500	—
Interest-Bearing Debt [Long-term interest-bearing debt portion (Note1)]	183,081 [151,838]	180,981 [154,338]	(2,100) [2,500]

(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 additional borrowings in the table above reflects figures after repayment of 6.1 billion yen in existing borrowings as announced in the press released titled “Notice Concerning Repayment of Borrowings” separately announced on November 26, 2012.

2) Interest-Bearing Debt Ratio after the Borrowings

	Before Borrowings	After Borrowings	Percentage Point Change
Interest-Bearing Debt Ratio	48.8%	48.5%	(0.3%)
Long-Term Interest-Bearing Debt Ratio	82.9%	85.3%	2.4%

(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 is rounded to the nearest million)
2. 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.

**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.