

April 3, 2012

**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	Shinsei Bank, Ltd
2. Amount	¥5,000 million
3. Interest Rate (p.a.)	1.397 %
4. Loan Type	Fixed rate of interest. No collateral. No guarantee.
5. Drawdown Date	April 5, 2012
6. Repayment Method	Principal repayment in full on maturity.
7. Repayment Date	April 5, 2019

##### 2. Use of Funds

JPR will undertake the borrowings to refinance existing borrowings as detailed in 3. below.

##### 3. Itemization of Fund Use

JPR will use the funds to repay the following borrowings prior to the repayment date.

1. Lender	Shinsei Bank, Ltd
2. Amount before Repayment	¥5,000 million

3. Amount of Repayment	¥5,000 million
4. Amount after Repayment	¥0 million
5. Drawdown Date	March 12, 2012
6. Repayment Date	July 4, 2012
7. Early Repayment Date	April 5, 2012

#### 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	25,600	20,600	(5,000)
Current Portion of Long-Term Borrowings	24,748	24,748	—
Long-Term Borrowings	97,157	102,157	5,000
Current Portion of Corporate Bonds	9,000	9,000	
Corporate Bonds	42,500	42,500	
Interest-Bearing Liabilities [Long-term interest-bearing liabilities portion]	199,005 [139,657]	199,005 [144,657]	[5,000]

(Note) Long-term interest-bearing liabilities does not include current portion of long-term borrowings and current portion of corporate bonds.

##### 2) Interest-Bearing Liabilities Ratio after Additional Borrowings

	Before Borrowings	After Borrowings	Percentage Point Change
Interest-Bearing Liabilities Ratio	53.7%	53.7%	
Long-Term Interest-Bearing Liabilities Ratio	70.2%	72.7%	2.5%

(Note)

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

$$\text{Interest-bearing liabilities ratio (\%)} = \frac{\text{Interest-bearing liabilities}}{\text{Interest-bearing liabilities} + \text{Unitholders' capital}} \times 100$$

Unitholders' capital: ¥171,340 million

(Unitholders' capital is rounded to the nearest million)

- Long-term interest-bearing liabilities ratio (%) =  $\frac{\text{Long-term interest-bearing liabilities}}{\text{Interest-bearing liabilities}} \times 100$
- 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 March 26, 2012 with respect to the risks involved in repayment etc. of the current borrowing.