

July 23, 2012

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 (in full or partially) as outlined below.

Details

1. Details of Borrowings Repaid

| | | |
|---------------------------------------|---|--|
| 1. Lender | Mizuho Corporate Bank, Ltd. | Mitsubishi UFJ Trust and Banking Corporation |
| 2. Amount before Repayment | ¥4,600 million | ¥4,000 million |
| 3. Amount of Repayment | ¥2,000 million | ¥4,000 million |
| 4. Amount after Repayment | ¥2,600 million | ¥0 million |
| 5. Interest Rate (per annum)(Note) | 0.68% | 0.68% |
| 6. Type of Borrowing | Floating rate, unsecured, non-guaranteed | Floating rate, unsecured, non-guaranteed |
| 7. Drawdown Date | July 4, 2012 | July 4, 2012 |
| 8. Prescribed Repayment Date | July 4, 2013 | July 4, 2013 |

| | | |
|-------------------------------------|--|--|
| 1. Lender | Sumitomo Mitsui Banking Corporation | Resona Bank, Ltd. |
| 2. Amount before Repayment | ¥2,000 million | ¥2,000 million |
| 3. Amount of Repayment | ¥2,000 million | ¥2,000 million |
| 4. Amount after Repayment | ¥0 million | ¥0 million |
| 5. Interest Rate (per annum) (Note) | 0.68% | 0.68% |
| 6. Type of Borrowing | Floating rate, unsecured, non-guaranteed | Floating rate, unsecured, non-guaranteed |
| 7. Drawdown Date | July 4, 2012 | July 4, 2012 |
| 8. Prescribed Repayment Date | July 4, 2013 | July 4, 2013 |

| | | |
|-------------------------------------|--|--|
| 1. Lender | Mizuho Trust & Banking Co., Ltd. | Aozora Bank, Ltd. |
| 2. Amount before Repayment | ¥1,000 million | ¥5,000 million |
| 3. Amount of Repayment | ¥1,000 million | ¥500 million |
| 4. Amount after Repayment | ¥0 million | ¥4,500 million |
| 5. Interest Rate (per annum) (Note) | 0.68% | 0.68% |
| 6. Type of Borrowing | Floating rate, unsecured, non-guaranteed | Floating rate, unsecured, non-guaranteed |
| 7. Drawdown Date | July 4, 2012 | July 19, 2012 |
| 8. Prescribed Repayment Date | July 4, 2013 | July 4, 2013 |

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

2. Date of Early Repayment

August 1, 2012 (planned)

3. Funds for Repayment

Funds for the repayment of the borrowings are to be provided from the proceeds (approximately ¥19.1 billion (maximum)) raised through an additional issue of new investment units. Payments for the purchase of new investment units are to be completed on July 30, 2012.

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 | 25,600 | 14,100 | (11,500) |
| Current Portion of Long-Term Loans Payable | 17,643 | 17,643 | — |
| Long-Term Loans Payable | 105,338 | 105,338 | — |
| Current Portion of Investment Corporation Bonds | — | — | — |
| Investment Corporation Bonds | 42,500 | 42,500 | — |
| Interest-Bearing Debt [Long-term interest-bearing debt portion] | 191,081 [147,838] | 179,581 [147,838] | (11,500) [—] |

(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.

2) Interest-Bearing Debt Ratio after Repayment of Borrowings

| | Before Repayment of Borrowings | After Repayment of Borrowings | Percentage Point Change |
|---|-----------------------------------|----------------------------------|----------------------------|
| Interest-Bearing Debt Ratio | 50.1% | 48.5% | (1.6%) |
| Long-Term Interest-Bearing Debt Ratio | 77.4% | 82.3% | 4.9% |

(Notes)

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

$$\text{Interest-bearing debt ratio (\%)} = \frac{\text{Interest-bearing debt}}{\text{Interest-bearing debt} + \text{Unitholders' capital}} \times 100$$
 Unitholders' capital: ¥190,429 million
 Unitholders' capital includes ¥19,089 million of the total amount of the issue price of the units to be additionally issued and paid on July 30, 2012. We assume that the overseas underwriters have exercised all of their option to purchase the Investment Units. The numbers described above are rounded to the nearest million.
2. The above long-term interest-bearing debt ratios are calculated as a matter of convenience using the following formulas:

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