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For Translation Purposes Only
For Immediate Release

Japan Prime Realty Investment Corporation
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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.