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For Translation Purpose Only
For Immediate Release

Japan Prime Realty Investment Corporation
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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	Meiji Yasuda Life Insurance Company
2. Amount	¥4,000 million
3. Interest Rate (p.a.)	1.80%
4. Loan Type	Fixed rate of interest. No collateral. No guarantee.
5. Drawdown Date	June 21, 2011
6. Repayment Method	Principal repayment in full on maturity.
7. Repayment Date	June 21, 2018

2. Use of Funds

JPR will undertake long-term borrowings and use cash on hand to refinance existing long-term borrowings as detailed in 3. below.

3. Itemization of Fund Use

JPR will use the funds to repay the following borrowings.

1. Lender	Meiji Yasuda Life Insurance Company
2. Amount	¥4,783 million
3. Drawdown Date	June 21, 2002

4. Repayment Date	June 21, 2011
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4. Details of Discharge of Security as a Result of Repaying Borrowings

JPR plans to conduct the following discharge of security as a result of repaying the borrowings described in 3. above.

- (1) Date of security discharge
June 21, 2011 (planned)
- (2) Security over trust beneficial interests in real estate will be discharged in the following real estate in trust:
Tanashi ASTA
- (3) Type of discharged security
 - Pledge over trust beneficial interests in real estate for the above real estate in trust
 - Undertaking to provide mortgage over the above real estate in trust

5. 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	10,000	10,000	—
Current Portion of Long-Term Borrowings	22,899	18,116	(4,783)
Long-Term Borrowings	83,505	87,505	4,000
Current Portion of Corporate Bonds	5,000	5,000	—
Corporate Bonds	42,500	42,500	—
Interest-Bearing Liabilities [Long-term interest-bearing liabilities portion]	163,904 [126,005]	163,121 [130,005]	(783) [4,000]

(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 the Borrowings

	Before Borrowings	After Borrowings	Percentage Point Change
Interest-Bearing Liabilities Ratio	48.9%	48.8%	(0.1%)
Long-Term Interest-Bearing Liabilities Ratio	76.9%	79.7%	2.8%

(Notes)

1. The above interest-bearing liabilities ratios are calculated as a matter of convenience using the following formulas:
Interest-bearing liabilities ratio (%) = Interest-bearing liabilities ÷ (Interest-bearing liabilities + Unitholders' capital) × 100
Unitholders' capital: ¥171,340 million
(Unitholders' capital is rounded to the nearest million)
Long-term interest-bearing liabilities ratio (%) = Long-term interest-bearing liabilities ÷ Interest-bearing liabilities × 100
2. Percentage figures are rounded to the nearest first decimal place.

6. 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 28, 2011 with respect to the risks involved in repayment etc. of the current borrowing.