

May 17, 2013

## R&I Assigns AA-: Japan Prime Realty Investment Corp. SB No.17 & 18

Rating and Investment Information, Inc. (R&I) has announced the following:

**ISSUER:** Japan Prime Realty Investment Corp.  
Unsec. Str. Bonds No.17: AA-, Assigned  
Unsec. Str. Bonds No.18: AA-, Assigned

### RATIONALE:

Japan Prime Realty Investment Corp. (JPR) is a real estate investment trust (J-REIT) which invests in office buildings and urban commercial facilities located in the greater Tokyo area and other major cities nationwide. Its sponsors are Tokyo Tatemono Co., Ltd., Taisei Corp., Yasuda Real Estate Co., Ltd., Sompo Japan Insurance Inc., and Meiji Yasuda Life Insurance Co.

Due to the unfavorable rent market, cash flows from existing properties have been weak. JPR has been able to supplement earnings to a certain degree through continuous acquisitions of quality buildings. The asset size has reached approximately 400 billion yen, and portfolio diversification has progressed.

The debt ratio is controlled within the range of its conservative management policy. JPR has been able to raise stable funds in the form of long-term loans mostly from major domestic banks.

The primary rating methodologies applied to this rating are provided at "Basic Methodologies for R&I's Credit Rating" and "Rating Methodology for J-REIT". The methodologies are available at the web site listed below, together with other rating methodologies that are taken into consideration when assigning the rating.

<http://www.r-i.co.jp/eng/cfp/about/methodology/index.html>

### R&I RATINGS:

**ISSUER:** Japan Prime Realty Investment Corp. (Sec. Code: 8955)  
Unsec. Str. Bonds No.17

**RATING:** AA-, Assigned

**ISSUE AMOUNT (mn):** JPY 5,000

**ISSUE DATE:** May 31, 2013

**MATURITY DATE:** May 31, 2018

**COUPON RATE:** 0.65%

**SUPPORT:** Unsecured

**ISSUER RATING:** AA-

**RATING OUTLOOK:** Stable

**R&I RATINGS:**

<b>ISSUER:</b>	<b>Japan Prime Realty Investment Corp. (Sec. Code: 8955)</b>
	<b>Unsec. Str. Bonds No.18</b>
<b>RATING:</b>	<b>AA-, Assigned</b>
<b>ISSUE AMOUNT (mn):</b>	JPY 2,000
<b>ISSUE DATE:</b>	May 31, 2013
<b>MATURITY DATE:</b>	May 31, 2023
<b>COUPON RATE:</b>	1.46%
<b>SUPPORT:</b>	Unsecured
<b>ISSUER RATING:</b>	AA-
<b>RATING OUTLOOK:</b>	Stable