

May 31, 2013

For Translation Purpose 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 Borrowings

Japan Prime Realty Investment Corporation (JPR) today announced its decision to undertake borrowings as described below.

Details

1. Details of Borrowings

| | |
|------------------------------|------------------------------------------|
| 1. Lender | Taiyo Life Insurance Company |
| 2. Amount | ¥1 billion |
| 3. Interest Rate (per annum) | 0.949% |
| 4. Type of Borrowing | Fixed rate, unsecured, non-guaranteed |
| 5. Drawdown Date | June 4, 2013 |
| 6. Repayment Method | Principal repayment in full on maturity. |
| 7. Repayment Date | June 4, 2018 |

2. Use of Funds

JPR will undertake long-term borrowings 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 | Taiyo Life Insurance Company |
| 2. Amount | ¥1billion |
| 3. Drawdown Date | June 4, 2008 |
| 4. Repayment Date | June 4, 2013 |

4. Situation of Debts after Additional Borrowings

1) Total Borrowings and Investment Corporation Bonds Balance after Additional Borrowings

(Yen in millions)

| | Balance before Additional Borrowings | Balance after Additional Borrowings | Change |
|-------------------------------------------------------------------------------|--------------------------------------------|-------------------------------------------|--------------|
| Short-Term Loans Payable | — | — | — |
| Current Portion of Long-Term Loans Payable | 23,618 | 22,618 | (1,000) |
| Long-Term Loans Payable | 107,439 | 108,439 | 1,000 |
| Current Portion of Investment Corporation Bonds | 5,000 | 5,000 | — |
| Investment Corporation Bonds | 51,500 | 51,500 | — |
| Interest-Bearing Debt [Long-term interest-bearing debt portion (Note1)] | 187,557 [158,939] | 187,557 [159,939] | — [1,000] |

(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 the Borrowings

| | Before Borrowings | After Borrowings | Percentage Point Change |
|---------------------------------------------|-------------------|------------------|----------------------------|
| Interest-Bearing Debt Ratio | 49.4% | 49.4% | — |
| Long-Term Interest-Bearing Debt Ratio | 84.7% | 85.3% | 0.6% |

(Notes)

1. The above interest-bearing debt ratios are calculated as a matter of convenience using the following formulas:
Interest-bearing debt ratio (%) = Interest-bearing debt ÷ (Interest-bearing debt + Unitholders' capital) × 100
Unitholders' capital: ¥192,044 million
(Unitholders' capital is rounded to the nearest million)
2. Long-term interest-bearing debt ratio (%) = Long-term interest-bearing debt ÷ Interest-bearing debt × 100
3. 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, 2013 with respect to the risks involved in repayment, etc. of the current borrowings.