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For Translation Purpose Only
For Immediate Release

Japan Prime Realty Investment Corporation
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(Securities Code: 8955)

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Notice Concerning Borrowings

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

Details

1. Details of Borrowing

1. Lender	Aozora Bank, Ltd.
2. Amount	¥2 billion
3. Interest Rate (per annum)	0.985 %
4. Type of Borrowing	Fixed rate of interest. No collateral. No guarantee.
5. Drawdown Date	August 27, 2012
6. Repayment Method	Principal repayment in full on maturity.
7. Repayment Date	August 25, 2017

2. Use of Funds

JPR will undertake borrowings to refinance existing short-term borrowing as detailed in 3. below.

3. Itemization of Fund Use

JPR will use the funds to repay the following borrowing.

1. Lender	Aozora Bank, Ltd.
2. Amount of Repayment	¥2 billion
3. Drawdown Date	August 26, 2011
4. Repayment Date	August 26, 2012 (Note)

(Note) As the designated repayment date falls on Sunday, actual repayment will be made on the immediately following business day (August 27, 2012).

4. Situation of Debts after Additional Borrowing

1) Total Borrowings and Investment Corporation Bonds Balance after Additional Borrowing (Yen in millions)

	Balance before Additional Borrowing	Balance after Additional Borrowings	Change
Short-Term Loans Payable	14,100	12,100	(2,000)
Current Portion of Long-Term Loans Payable	17,643	17,643	—
Long-Term Loans Payable	109,338	111,338	2,000
Current Portion of Investment Corporation Bonds	—	—	—
Investment Corporation Bonds	42,500	42,500	—
Interest-Bearing Debt [Long-term interest-bearing debt portion (Note1)]	183,581 [151,838]	183,581 [153,838]	— [2,000]

(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 Borrowing

	Before Borrowing	After Borrowing	Percentage Point Change
Interest-Bearing Debt Ratio	49.1%	49.1%	—
Long-Term Interest-Bearing Debt Ratio	82.7%	83.8%	1.1%

(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: ¥190,429 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, 2012 with respect to the risks involved in repayment, etc. of the current borrowing.