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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

| Lender | Amount | Drawdown Date | Repayment Date |
|--|----------------|-------------------|----------------|
| Mitsubishi UFJ Trust and Banking Corporation | ¥3,000 million | December 27, 2010 | July 4, 2011 |
| Mizuho Corporate Bank, Ltd. | ¥1,000 million | December 27, 2010 | July 4, 2011 |
| Mizuho Trust & Banking Co., Ltd. | ¥1,000 million | December 27, 2010 | July 4, 2011 |
| Total | ¥5,000 million | | |

Note: The interest rate applicable to borrowings and other terms and conditions will be disclosed as and when determined.

2. Use of Funds

JPR will undertake short-term borrowings to acquire a specific asset (to be disclosed at a later date).

3. Itemization of Fund Use

JPR will use the funds to acquire a certain property (to be disclosed at a later date).

4. Situation of Borrowings after Additional Borrowings

1) Total Borrowings and Corporate Bonds Balance After Additional Borrowings

(Yen in millions)

| | Borrowings Balance prior to Additional Borrowings | Borrowings Balance after Additional Borrowings | Change |
|---|--|---|--------------|
| Short-Term Borrowings | 5,000 | 10,000 | 5,000 |
| Current Portion of Long-Term Borrowings | 24,899 | 24,899 | — |
| Long-Term Borrowings | 83,505 | 83,505 | — |
| Current Portion of Corporate Bonds | 8,000 | 8,000 | — |
| Corporate Bonds | 42,500 | 42,500 | — |
| Interest-Bearing Liabilities [Long-term interest-bearing liabilities portion] | 163,904 [126,005] | 168,904 [126,005] | 5,000 [—] |

(Note) Long-term interest-bearing liabilities do not include the current portion of long-term borrowings and the current portion of corporate bonds.

2) Interest-Bearing Liabilities Ratio after Additional Borrowings

| | Before Borrowings | After Borrowings | Percentage Point Change |
|--|-------------------|------------------|----------------------------|
| Interest-Bearing Liabilities Ratio | 48.9% | 49.6% | 0.7% |
| Long-Term Interest-Bearing Liabilities Ratio | 76.9% | 74.6% | (2.3%) |

(Note)

1. The above interest-bearing liabilities ratios are calculated as a matter of convenience using the following formulas:

$$\text{Interest-bearing liabilities ratio (\%)} = \frac{\text{Interest-bearing liabilities}}{\text{Interest-bearing liabilities} + \text{Unitholders' capital}} \times 100$$

Unitholders' capital: ¥171,340 million

(Unitholders' capital is rounded to the nearest million)

$$\text{Long-term interest-bearing liabilities ratio (\%)} = \frac{\text{Long-term interest-bearing liabilities}}{\text{Interest-bearing liabilities}} \times 100$$

2. 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 September 29, 2010 with respect to the risks involved in repayment etc. of the current borrowing.