



November 28, 2014

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 CEO
Inquiries: Satoshi Eida, Director and CFO
(TEL: +81-3-3516-1591)

Notice Concerning Issuance of Investment Corporation Bonds

Japan Prime Realty Investment Corporation (JPR) today announced its decision to issue investment corporation bonds, as outlined below.

1. Overview of Investment Corporation Bonds

(1)	Name	Japan Prime Realty Investment Corporation 22nd Series of Unsecured Investment Corporation Bonds (with special pari passu conditions among specified investment corporation bonds) (hereinafter referred to as “Bonds”)
(2)	Total Issue Amount	¥3 billion
(3)	Form of Bond Certificate	Pursuant to the Law Concerning Book-Entry Transfer of Company Bonds, Shares, Etc. which is applicable to the Bonds, certificates for the Bonds will not be issued.
(4)	Amount to be Paid in (issue price)	¥100 per ¥100 of the investment corporation bonds
(5)	Redemption Price	¥100 per ¥100 of the investment corporation bonds
(6)	Interest Rate	0.831% per annum
(7)	Denomination	¥100 million
(8)	Offering Method	Public offering
(9)	Subscription Period	November 28, 2014
(10)	Payment Date	December 4, 2014
(11)	Collateral	The Bonds will be issued on an unsecured, unguaranteed basis and without the backing of specific assets.
(12)	Redemption Date and Method	The total amount of the Bonds will be redeemed on December 4, 2024. Note: The Bonds may be repurchased and cancelled at the option of JPR at any time on and after the day after the payment date, unless otherwise determined by the book-entry transfer agent.
(13)	Interest Payment Date	June 4 and December 4 of each year
(14)	Financial Covenants	The Bonds contain negative pledge.
(15)	Ratings	AA- Rating and Investment Information, Inc. A Standard & Poor’s Ratings Japan K.K.
(16)	Fiscal Agent, Issue Agent and Payment Agent	Mizuho Bank, Ltd.
(17)	Underwriter	Mizuho Securities Co., Ltd. Mitsubishi UFJ Morgan Stanley Securities Co., Ltd. Daiwa Securities Co., Ltd.

2. Reason for Issue

Repayment of the part of the existing short-term loans.

3. Amount, Detail Use and Expected Dates of Expenditure of Funds to be Procured

- 1) Amount of Funds to be Procured (approximate net amount JPR will obtain)
¥2,972 million yen
- 2) Detail Use and Expected Dates of Expenditure of Funds to be Procured
Repayment of the part of the existing short-term loans which will be matured on December 5, 2014

4. Status of Borrowings after the Bond Issuance

	(Yen in millions)		
	Before Issuance	After Issuance	Change
Short-Term Loans Payable	6,000	3,000	(3,000)
Long-Term Loans Payable	133,690	133,690	—
Investment Corporation Bonds	51,500	54,500	3,000
Interest-Bearing Debt	191,190	191,190	—
Interest-Bearing Debt Ratio	49.9%	49.9%	—

(Note)

- 1: Long-term loans payable includes the current portion of long-term loans payable.
- 2: After Issuance in the table above reflects the repayment of the part of the existing short-term loans which will be matured on December 5, 2014.
- 3: Interest-bearing debt ratios are calculated as a matter of convenience using the following formula and then rounded to the nearest first decimal place:

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

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 26, 2014 with respect to the risks involved in repayment, etc. of the current issuance.