



August 22, 2011

For Translation Purpose Only
For Immediate Release

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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

1. Lender	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	Sumitomo Mitsui Banking Corporation
2. Amount	¥2,000 million	¥1,400 million
3. Interest Rate (Note 1)	Base interest rate (JBA Japanese Yen TIBOR(Note2)) + 0.5%	Base interest rate (JBA Japanese Yen TIBOR(Note2)) + 0.5%
4. Loan Type	Floating rate of interest No collateral. No guarantee.	Floating rate of interest No collateral. No guarantee.
5. Drawdown Date	August 29, 2011	August 29, 2011
6. Repayment Method	Principal repayment in full on maturity	Principal repayment in full on maturity
7. Repayment Date	July 4, 2012	July 4, 2012

(Notes)

- 1: The first interest payment date shall be September 5, 2011 with subsequent payment dates on the 5th of every two months thereafter and on the repayment date (if such date is not a business day, the preceding business day).
- 2: Base interest rate to be applied for interest calculation period from August 29, 2011 to September 5, 2011 shall be the 1-week JBA Japanese Yen TIBOR as of two business days prior to the drawdown date. Thereafter, the base interest rate to be applied for the subsequent interest calculation

period concerning each interest payment date shall be the 2-month JBA Japanese Yen TIBOR as of two business days prior to the interest payment date. Please refer to the Japanese Bankers Association's website (<http://www.zenginkyo.or.jp/en/tibor/>) for the JBA Japanese Yen TIBOR.

2. Use of Funds

JPR will undertake short-term borrowings to acquire a specific asset (Ginza Sanwa Building). Details of the Ginza Sanwa Building to be acquired are described in the "Notice Concerning Property Acquisition (Conclusion of Contract) "Ginza Sanwa Building"" separately announced today.

3. Itemization of Fund Use

JPR will use the funds to acquire a certain property (Ginza Sanwa Building).

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	13,400	16,800	3,400
Current Portion of Long-Term Borrowings	18,616	18,616	—
Long-Term Borrowings	80,847	80,847	—
Current Portion of Corporate Bonds	14,000	14,000	—
Corporate Bonds	33,500	33,500	—
Interest-Bearing Liabilities [Long-term interest-bearing liabilities portion]	160,363 [114,347]	163,763 [114,347]	3,400 [—]

(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	48.3%	48.9%	0.6%
Long-Term Interest-Bearing Liabilities Ratio	71.3%	69.8%	(1.5%)

(Note)

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

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

Unitholders' capital: ¥171,340 million

(Unitholders' capital is rounded to the nearest million)

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

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 March 28, 2011 with respect to the risks involved in repayment etc. of the current borrowing.