

**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	Interest Rate	Drawdown Date	Type of Borrowing and Repayment Method	Repayment Date
Mizuho Bank, Ltd.	¥5,000 million	1.178% fixed rate	June 27, 2014	Unsecured, non-guaranteed, principal repayment in full on maturity	June 27, 2023
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	¥4,000 million	0.889% fixed rate	June 27, 2014	Unsecured, non-guaranteed, principal repayment in full on maturity	June 25, 2021
Sumitomo Mitsui Banking Corporation	¥2,500 million	1.033% fixed rate	June 27, 2014	Unsecured, non-guaranteed, principal repayment in full on maturity	June 27, 2022

#### 2. Use of Funds

JPR will undertake these borrowings to refinance long-term borrowings of ¥11,903 million which will become due for repayment on June 27, 2014.

#### 3. Situation of Debts after Additional Borrowings

(Yen in millions)

	Balance before Additional Borrowings	Balance after Additional Borrowings	Change
Short-Term Loans Payable	2,000	2,000	—
Long-Term Loans Payable	133,093	132,690	(403)
Investment Corporation Bonds	56,500	56,500	—
Interest-Bearing Debt	191,593	191,190	(403)
Interest-Bearing Debt Ratio	49.9%	49.9%	—

(Note)

- 1: Long-term loans payable includes the current portion of long-term loans payable.
- 2: Balance of long-term loans payable before additional borrowings indicates the balance after repayment of ¥166 million as agreed upon, which will become due for repayment on June 27, 2014.
- 3: As for the decrease of ¥403 million in long-term loans payable, the repayment is scheduled to be made using cash on hand.
- 4: Interest-bearing debt ratios are calculated as a matter of convenience using the following formula and then rounded to the nearest first decimal place:  

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

#### 4. 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, 2014 with respect to the risks involved in repayment, etc. of the current borrowings.

