

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 |
|---|----------------|-------------------|-------------------|--|-------------------|
| Taiyo Life Insurance Company | ¥1,000 million | 1.011% fixed rate | December 27, 2013 | Unsecured, non-guaranteed, principal repayment in full on maturity | December 25, 2020 |
| Daido Life Insurance Company | ¥1,000 million | 0.710% fixed rate | December 27, 2013 | Unsecured, non-guaranteed, principal repayment in full on maturity | December 27, 2018 |
| Tokyo Marine & Nichido Fire Insurance Co., Ltd. | ¥1,000 million | 0.710% fixed rate | December 27, 2013 | Unsecured, non-guaranteed, principal repayment in full on maturity | December 27, 2018 |

2. Use of Funds

JPR will undertake these borrowings to refinance long-term borrowings which will become due for repayment on December 27, 2013.

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 | 134,259 | 133,259 | (1,000) |
| Investment Corporation Bonds | 56,500 | 56,500 | — |
| Interest-Bearing Debt | 192,759 | 191,759 | (1,000) |
| Interest-Bearing Debt Ratio | 50.1% | 50.0% | (0.1%) |

(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 ¥399 million as agreed upon, which will become due for repayment on December 27, 2013.
- 3: As for the decrease of ¥1,000 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:

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

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 September 26, 2013 with respect to the risks involved in repayment, etc. of the current borrowings.

