

September 1, 2009

For Translation Purposes Only
For Immediate Release

Japan Prime Realty Investment Corporation
Hirohito Kaneko
Executive Officer
(Securities Code: 8955)

Asset Management Company:
Tokyo Realty Investment Management, Inc.
Toshihiro Hagiwara
President and Chief Executive Officer
Inquiries: Katsuhito Ozawa
Director and Chief Financial Officer
TEL: +81-3-3516-1591

Notice Concerning Borrowings

Japan Prime Realty Investment Corporation (JPR) today announced its decision to undertake borrowings as outlined below.

Details

1. Use of Funds

JPR will undertake long-term borrowings to refinance existing unsecured corporate bonds as detailed in 3. below.

2. Details of Borrowings

1. Lender	American Family Life Assurance Company of Columbus
2. Amount	¥10,000 million
3. Interest Rate (p.a.)	3.44%
4. Loan Type	Fixed rate of interest. No collateral. No guarantee.
5. Drawdown Date	September 7, 2009
6. Repayment Method	Principal repayment in full on maturity
7. Repayment Date	September 6, 2019

3. Itemization of Fund Use

JPR will use the funds to repay the following corporate bonds.

1. Name of the Bond	Japan Prime Realty Investment Corporation's Fourth Series of Unsecured Bonds
2. Amount	¥10,000 million
3. Interest Rate	0.92%
4. Repayment Date	November 4, 2009

4. Situation of Borrowings after Additional Borrowings

1) Total Borrowings and Corporate Bonds Balance after Refinancing

(Yen in millions)

	Borrowings Balance prior to Refinancing	Borrowings Balance after Refinancing	Change
Short-Term Borrowings	14,252	14,252	—
Current Portion of Long-Term Borrowings	716	716	—
Long-Term Borrowings	79,762	89,762	10,000
Current Portion of Corporate Bonds	17,000	7,000 (Note 2)	(10,000)
Corporate Bonds	37,500	37,500	—
Interest-Bearing Liabilities [Long-term interest-bearing liabilities portion] (Note 1)	149,230 [117,262]	149,230 [127,262]	— [10,000]

(Note)

1. Long-term interest-bearing liabilities does not include current portion of long-term borrowings and current portion of corporate bonds
2. This is the number after the repayment of Fourth Series of Unsecured Bonds, for which the above borrowings will be used.

2) Interest-Bearing Liabilities Ratio after the Borrowings

	Before Borrowings	After Borrowings	Percentage Point Change
Interest-Bearing Liabilities Ratio	48.8%	48.8%	—
Long-Term Interest-Bearing Liabilities Ratio	78.6%	85.3%	6.7

(Note)

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

Interest-bearing liabilities ratio (%) = Interest-bearing liabilities ÷
(Interest-bearing liabilities + Unitholders' capital) × 100

Unitholders' capital: ¥156,725 million

(Unitholders' capital is rounded to the nearest million)

Long-term interest-bearing liabilities ratio (%) = Long-term interest-bearing
liabilities ÷ Interest-bearing liabilities × 100

2. Percentage figures are rounded to the nearest first decimal place.

5. Outlook

Since the impact of the above borrowings on JPR's asset management is rather small, the operating forecasts for JPR's 16th fiscal period, the six months ending December 31, 2009, remain unchanged.