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For Translation Purposes Only

For Immediate Release

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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 of the Bonds

Japan Prime Realty Investment Corporation Fifteenth Series of Unsecured Bonds
(5-year bonds with special pari passu conditions among specified JPR investment corporation bonds)
(hereinafter referred to as “15th Series of Unsecured Bonds”)

Japan Prime Realty Investment Corporation Sixteenth Series of Unsecured Bonds
(7-year bonds with special pari passu conditions among specified JPR investment corporation bonds)
(hereinafter referred to as “16th Series of Unsecured Bonds”)

The 15th Series of Unsecured Bonds and 16th Series of Unsecured Bonds shall hereinafter be referred to collectively as “Bonds.”

2) Total Issue Amount

15th Series of Unsecured Bonds ¥5 billion
16th Series of Unsecured Bonds ¥2 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 (purchase price)

¥100 per ¥100 of the investment corporation bonds

(For each of the 15th Series of Unsecured Bonds and 16th Series of Unsecured Bonds, common features are presented without reference to individual corporate bond issue.)

- 5) Redemption Value
¥100 per ¥100 of the investment corporation bonds
- 6) Interest Rate
15th Series of Unsecured Bonds 0.68% per annum
16th Series of Unsecured Bonds 1.03% per annum
- 7) Denomination
¥100 million
- 8) Offering method
Public offering
- 9) Subscription Date
November 13, 2012 (Tuesday)
- 10) Payment Date
November 22, 2012 (Thursday)
- 11) Collateral
The Bonds will be issued on an unsecured, unguaranteed basis and without the backing of specific assets.
- 12) Redemption Method and Redemption Date
15th Series of Unsecured Bonds (5-year bonds)
The total amount of the Bonds will be redeemed on November 22, 2017.
16th Series of Unsecured Bonds (7-year bonds)
The total amount of the Bonds will be redeemed on November 22, 2019.

Note: The Bonds may be repurchased and cancelled at the option of JPR at any time from the day on and after the payment date, unless otherwise determined by the book-entry transfer agent.
- 13) Interest Payment Date
May 22 and November 22 of each year
- 14) Financial Covenants
The Bonds contain negative pledge.
- 15) Ratings
AA- Rating and Investment Information, Inc.
A3 Moody's Japan K.K. (Moody's)
A Standard & Poor's Ratings Japan K.K. (S&P)

16) Book-Entry Transfer Agent
Japan Securities Depository Center, Inc.

17) Fiscal Agent, Issue Agent and Payment Agent
Mizuho Corporate Bank, Ltd.

18) Underwriter

15th Series of Unsecured Bonds: Mizuho Securities Co., Ltd.
Mitsubishi UFJ Morgan Stanley Securities Co., Ltd.
SMBC Nikko Securities Inc.
16th Series of Unsecured Bonds: Mizuho Securities Co., Ltd.
SMBC Nikko Securities Inc.
Daiwa Securities Co., Ltd.

2. Reason for Issue

JPR plans to use the approximate net amount JPR will obtain, which is the amount arrived at by deducting the approximate amount of miscellaneous expenses for issuance from the amount to be paid in, for the repayment of the long-term borrowing of 5 billion yen which will become due for repayment on November 27, 2012 and use the remaining amount of the procured funds for the repayment of other borrowings.

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)
¥6,949 million yen
- 2) Detail Use and Expected Dates of Expenditure of Funds to be Procured
 - a. Detail use of funds: repayment of long-term borrowing of 5 billion yen which will become due for repayment on November 27, 2012 and early repayment of existing borrowings.
 - b. Expected time of expenditure: November 2012 and December 2012

4. Status of Borrowings after the Bond Issuance

- 1) Balance of Borrowings and Investment Corporation Bonds after Issuance

(millions of yen)

	Before Issuance	After Issuance	Change
Short-Term Borrowings	4,600	4,600	-
Current Portion of Long-Term Borrowings	23,643	26,643	3,000
Long-Term Borrowings	110,338	102,338	(8,000)
Current Portion of Corporate Bonds	—	—	—
Corporate Bonds	42,500	49,500	7,000
Interest-Bearing Liabilities [long-term interest-bearing liabilities portion (Note 1)]	181,081 [152,838]	183,081 [151,838]	2,000 (1,000)

Notes:

1. 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 are rounded to the nearest million.
3. After Issuance in the table above reflects the repayment of long-term borrowing of 5 billion yen

which will become due for repayment on November 27, 2012, and transfer of a long-term borrowing of 8 billion yen which will become due for repayment on November 27, 2013 to the Current Portion of Long-Term Borrowings.

2) Interest-Bearing Liabilities Ratio after the Issuance

	Before Issuance	After Issuance	Percentage Point Change
Interest-Bearing Liabilities Ratio	48.5%	48.8%	0.3%
Long-Term Interest-Bearing Liabilities Ratio	84.4%	82.9%	△1.5%

Notes:

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

$$\text{Interest-bearing liabilities ratio (\%)} = \frac{\text{Interest-bearing liabilities}}{(\text{Interest-bearing liabilities} + \text{Unitholders' capital})} \times 100$$
Unitholders' capital: ¥192,044 million
(Unitholders' capital is rounded to the nearest million.)
2.
$$\text{Long-term interest-bearing liabilities ratio (\%)} = \frac{\text{Long-term interest-bearing liabilities}}{\text{Interest-bearing liabilities}} \times 100$$
3. Percentage figures are rounded to the nearest first decimal place.
4. After Issuance in the table above reflects the repayment of long-term borrowing of 5 billion yen which will become due for repayment on November 27, 2012, and transfer of a long-term borrowing of 8 billion yen which will become due for repayment on November 27, 2013 to the Current Portion of Long-Term Borrowings.

5. Other Items on Pertinent Information Required for the Adequate Understanding and Judgment of Investors

Concerning risks related to repayments, etc. through this issuance, there is no change to the content of the Investment Risks section described in the securities report submitted on September 26, 2012.