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For Translation Purpose Only

For Immediate Release

Japan Prime Realty Investment Corporation
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(Securities Code: 8955)

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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 | Mizuho Corporate Bank, Ltd. | Bank of Tokyo-Mitsubishi UFJ, Ltd. |
| 2. Amount | ¥2 billion | ¥1 billion |
| 3. Interest Rate (per annum) | 1.027 % | 1.027 % |
| 4. Type of Borrowing | Fixed rate, unsecured, non-guaranteed | Fixed rate, unsecured, non-guaranteed |
| 5. Drawdown Date | December 5, 2012 | December 5, 2012 |
| 6. Repayment Method | Principal repayment in full on maturity. | Principal repayment in full on maturity. |
| 7. Repayment Date | December 5, 2019 | December 5, 2019 |

| | |
|------------------------------|--|
| 1. Lender | Sumitomo Mitsui Banking Corporation |
| 2. Amount | ¥1 billion |
| 3. Interest Rate (per annum) | 1.027 % |
| 4. Type of Borrowing | Fixed rate, unsecured, non-guaranteed |
| 5. Drawdown Date | December 5, 2012 |
| 6. Repayment Method | Principal repayment in full on maturity. |
| 7. Repayment Date | December 5, 2019 |

2. Use of Funds

JPR will undertake the new borrowing of 4 billion yen and use the portion of proceeds (approximately 2 billion yen) raised through issuance of new investment corporation bonds of which payments for the purchase of the new investment corporation bonds were completed on November 22, 2012 and cash on hand for early repayment of existing borrowings as detailed in 3 below. For details of the early repayment of the existing borrowings, please refer to the press release titled “Notice Concerning Repayment of Borrowings” separately announced on November 26, 2012.

3. Itemization of Fund Use

JPR will use the funds to repay the following borrowings.

| | | |
|----------------------------|-----------------------------|------------------------------------|
| 1. Lender | Mizuho Corporate Bank, Ltd. | Bank of Tokyo-Mitsubishi UFJ, Ltd. |
| 2. Amount before Repayment | ¥2.6 billion | ¥2 billion |
| 3. Amount of Repayment | ¥2.6 billion | ¥2 billion |
| 4. Amount after Repayment | — | — |
| 5. Drawdown Date | July 4, 2012 | July 4, 2012 |
| 6. Repayment Date | July 4, 2013 | July 4, 2013 |

| | |
|----------------------------|--|
| 1. Lender | American Family Life Assurance Company of Columbus |
| 2. Amount before Repayment | ¥1.5 billion |
| 3. Amount of Repayment | ¥1.5 billion |
| 4. Amount after Repayment | — |
| 5. Drawdown Date | September 7, 2009 |
| 6. Repayment Date | September 6, 2019 |

(Note) In addition, the planned date of early repayment for the above borrowings is scheduled to be December 5, 2012.

4. Situation of Debts after Additional Borrowings

1) Total Borrowings and Investment Corporation Bonds Balance after Additional Borrowings

(Yen in millions)

| | Balance before Additional Borrowings | Balance after Additional Borrowings | Change |
|---|--------------------------------------|-------------------------------------|-----------------|
| Short-Term Loans Payable | 4,600 | — | (4,600) |
| Current Portion of Long-Term Loans Payable | 26,643 | 26,643 | — |
| Long-Term Loans Payable | 102,338 | 104,838 | 2,500 |
| Current Portion of Investment Corporation Bonds | — | — | — |
| Investment Corporation Bonds | 49,500 | 49,500 | — |
| Interest-Bearing Debt [Long-term interest-bearing debt portion (Note1)] | 183,081 [151,838] | 180,981 [154,338] | (2,100) [2,500] |

(Notes)

1. Long-term interest-bearing debt does not include current portion of long-term loans payable and current portion of investment corporation bonds.
2. Interest-bearing debt is rounded to the nearest million yen.
3. Balance after additional borrowings in the table above reflects figures after repayment of 6.1 billion yen in existing borrowings as announced in the press released titled “Notice Concerning Repayment of Borrowings” separately announced on November 26, 2012.

2) Interest-Bearing Debt Ratio after the Borrowings

| | Before Borrowings | After Borrowings | Percentage Point Change |
|---------------------------------------|-------------------|------------------|-------------------------|
| Interest-Bearing Debt Ratio | 48.8% | 48.5% | (0.3%) |
| Long-Term Interest-Bearing Debt Ratio | 82.9% | 85.3% | 2.4% |

(Notes)

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

$$\text{Interest-bearing debt ratio (\%)} = \frac{\text{Interest-bearing debt}}{\text{Interest-bearing debt} + \text{Unitholders' capital}} \times 100$$
Unitholders' capital: ¥192,044 million
(Unitholders' capital is rounded to the nearest million)
2.
$$\text{Long-term interest-bearing debt ratio (\%)} = \frac{\text{Long-term interest-bearing debt}}{\text{Interest-bearing debt}} \times 100$$
3. 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 September 26, 2012 with respect to the risks involved in repayment, etc. of the current borrowings.