



December 13, 2016

For Translation Purpose Only**For Immediate Release**

Japan Prime Realty Investment Corporation
Hirohito Kaneko, Executive Officer
(Securities Code: 8955)
Asset Management Company:
Tokyo Realty Investment Management, Inc.
Satoshi Okubo, President and CEO
Inquiries: Satoshi Eida, Director and CFO
(TEL: +81-3-3516-1591)

Notice Concerning Borrowing

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

Details

1. Details of Borrowing

Lender	Amount	Interest Rate	Drawdown Date	Type of Borrowing and Repayment Method	Repayment Date
Development Bank of Japan, Inc.	¥3,000 million	0.843% fixed rate	December 15, 2016	Unsecured, non-guaranteed, principal repayment in full on maturity	June 14, 2027
Shinsei Bank, Ltd.	¥1,000 million	0.843% fixed rate	December 15, 2016	Unsecured, non-guaranteed, principal repayment in full on maturity	June 14, 2027
Mitsubishi UFJ Trust and Banking, Corp.	¥2,000 million	0.633% fixed rate	December 15, 2016	Unsecured, non-guaranteed, principal repayment in full on maturity	December 13, 2024
Shinkin Central Bank	¥2,000 million	0.388% fixed rate	December 15, 2016	Unsecured, non-guaranteed, principal repayment in full on maturity	December 14, 2021
The Norinchukin Bank	¥2,000 million	0.388% fixed rate	December 15, 2016	Unsecured, non-guaranteed, principal repayment in full on maturity	December 14, 2021
National Mutual Insurance Federation of Agricultural Cooperatives	¥2,000 million	0.388% fixed rate	December 15, 2016	Unsecured, non-guaranteed, principal repayment in full on maturity	December 14, 2021
The Nishi-Nippon City Bank, Ltd.	¥1,000 million	0.388% fixed rate	December 15, 2016	Unsecured, non-guaranteed, principal repayment in full on maturity	December 14, 2021

**2. Use of Funds**

JPR will undertake the borrowings to acquire specified assets (planned to be acquired).

Details of the acquisition the specified asset will be announced once determined.

3. Itemization of Fund Use

- (1) Amount to be procured: ¥13,000 million
 (2) Use of funds: To finance the acquisition of specified assets (planned to be acquired).
 (3) Loan date (planned): December 2016

4. Status of Debt after Additional Borrowing

(Yen in millions)

	Balance before Additional Borrowing	Balance after Additional Borrowing	Change
Short-Term Loans Payable	7,000	7,000	-
Long-Term Loans Payable	134,626	147,626	13,000
Investment Corporation Bonds	34,500	34,500	-
Interest-Bearing Debt	176,126	189,126	13,000
Ratio of Interest-Bearing Debt to Total Assets	42.1%	43.8%	1.7%

(Note 1) Long-term loans payable and investment corporation bonds each include the current portions.

(Note 2) Ratio of interest-bearing debt to total assets mentioned above is calculated by using the following formula then rounding to the first decimal place:

Ratio of interest-bearing debt to total assets (%) = Interest-bearing debt ÷ Total assets × 100

Total assets is calculated by adding or subtracting the increase or decrease in interest-bearing debt and tenant leasehold after the 29th fiscal period ended June 30, 2016 to total assets as of the end of the 29th fiscal period ended June 30, 2016.

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 28, 2016 with respect to the risks involved in repayment, etc. of the current borrowings.

*JPR website: <http://www.jpr-reit.co.jp/en>