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**For Translation Purpose Only****For Immediate Release**

Japan Prime Realty Investment Corporation  
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**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
Taiyo Life Insurance Company	¥1,000 million	0.811% fixed rate	June 4, 2018	Unsecured, non-guaranteed, principal repayment in full on maturity	June 5, 2028

**2. Use of Funds**

JPR will undertake this borrowing to refinance the long-term borrowing of ¥1,000 million which will become due for repayment on June 4, 2018.

**3. Status of Debt after Additional Borrowing**

(Yen in millions)

	Balance before Additional Borrowing	Balance after Additional Borrowing	Change
Short-Term Loans Payable	0	0	-
Long-Term Loans Payable	153,728	153,728	-
Investment Corporation Bonds	27,500	27,500	-
Interest-Bearing Debt	181,228	181,228	-
Ratio of Interest-Bearing Debt to Total Assets (Note 2)	40.6%	40.6%	-

(Note1) Long-term loans payable and investment corporation bonds each include the current portions.

(Note2) Ratio of Interest-Bearing Debt to Total Assets mentioned above is calculated using the following formula and then rounded to the first decimal place:

Ratio of Interest-Bearing Debt to Total Assets (%) = Interest-Bearing Debt ÷ Total Assets x 100

Total Assets is calculated by adding or subtracting the increase or decrease in Interest-Bearing Debt after the end of the fiscal period ended December 31, 2017 to the total assets as of the end of the fiscal period ended December 31, 2017

**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 March 26, 2018 with respect to the risks involved in repayment, etc. of the current borrowings.

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