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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
Daido Life Insurance Company	¥1,000 million	0.316% fixed rate	December 27, 2018	Unsecured, non-guaranteed, principal repayment in full on maturity	December 25, 2023
Tokio Marine & Nichido Fire Insurance Co., Ltd.	¥1,000 million	0.299% fixed rate	December 27, 2018	Unsecured, non-guaranteed, principal repayment in full on maturity	June 27, 2023

2. Use of Funds

JPR will undertake this borrowing to refinance the long-term borrowing of ¥2,000 million which will become due for repayment on December 27, 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	155,520	155,520	-
Investment Corporation Bonds	25,500	25,500	-
Interest-Bearing Debt	181,020	181,020	-
Ratio of Interest-Bearing Debt to Total Assets	40.6%	40.6%	-

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

(Note 2) Balance of long-term loans payable before additional borrowings indicates the balance after repayment of ¥100 million as agreed upon, which will become due for repayment on December 27, 2018.

(Note 3) 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 June 30, 2018 to the total assets as of the end of the fiscal period ended June 30, 2018

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

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