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**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
Sumitomo Life Insurance Company	¥2,000 million	0.453% fixed rate	October 11, 2016	Unsecured, non-guaranteed, principal repayment in full on maturity	October 11, 2024

**2. Use of Funds**

JPR will undertake this borrowing to refinance long-term borrowing of ¥2,000 million which will become due for repayment on October 11, 2016.

**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	134,626	134,626	-
Investment Corporation Bonds	41,500	41,500	-
Interest-Bearing Debt	176,126	176,126	-

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

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

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