

**Investor Relations Office\* of Prospect Reit Investment Corporation (“PRI”)**

**Listed on the Tokyo Stock Exchange under securities code 8969**

**\*Please see the disclaimer at the bottom of the text**

## **Notice concerning Partial Early Repayment of Borrowings**

Announcement is hereby made that on February 26, 2010, Prospect Reit Investment Corporation (PRI) repaid some of the principal of borrowings in the amount of JPY 700 million in total on March 3, 2010. Below is the breakdown of the repayment amount by loan.

### **1. Summary of Partial Early Repayment of Borrowings**

| Lender                            |   | Borrowing date    | Maturity / Repayment date | Loan Balance before Repayment (JPY million) | Debt amount (JPY million) | Loan Balance after Repayment (JPY million) |
|-----------------------------------|---|-------------------|---------------------------|---|---------------------------|--|
| Long-term borrowings              | Aozora Bank, Ltd.,<br>Sumitomo Mitsui Banking Corporation,<br>The Sumitomo Trust & Banking Corporation,<br>The Musashino Bank, Ltd.,<br>The Norinchukin Trust & Banking Co., Ltd.,<br>NTT Finance Corp. | March 15, 2007    | March 15, 2010            | 17,346                                      | 343                       | 17,002                                     |
|                                   | The Norinchukin Bank  | June 28, 2007     | July 31, 2012             | 2,634                                       | 52                        | 2,581                                      |
|                                   | Sumitomo Mitsui Banking Corporation,  | September 7, 2007 | October 31, 2012          | 2,924                                       | 57                        | 2,866                                      |
|                                   | Aozora Bank, Ltd.,  | May 29, 2009      | May 31, 2011              | 4,500                                       | 89                        | 4,410                                      |
| Subtotal of Long-term borrowings  |   |                   |                           | 27,404                                      | 542                       | 26,861                                     |
| Short-term borrowings             | Aozora Bank, Ltd.,  | October 8, 2009   | March 15, 2010            | 5,000                                       | 98                        | 4,901                                      |
|                                   | Aozora Bank, Ltd.,  | December 25, 2009 | March 15, 2010            | 2,950                                       | 58                        | 2,891                                      |
| Subtotal of Short-term borrowings |   |                   |                           | 7,950                                       | 157                       | 7,792                                      |
| Total                             |   |                   |                           | 35,354                                      | 700                       | 34,654                                     |

**2. Date of Repayment**                      March 3, 2010

**3. funds for repayment**                      Cash on hand

#### **4. Others**

Regarding the loan repayment risk, there is no important change to the “Investment risks” description in the latest securities report submitted on October 23, 2010.

February 26, 2010

[Disclaimer]

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