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For Translation Purpose Only
For Immediate Release

Japan Prime Realty Investment Corporation
 Satoshi Eida, Executive Officer
 (Securities Code: 8955)
 Asset Management Company:
 Tokyo Tatemono Realty Investment Management, Inc.
 Yoshihiro Jozaki, President and CEO
 Inquiries: Yoshinaga Nomura, Director and General
 Manager, Finance and Administration Division 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
The Hachijuni Bank, Ltd.	¥1,000 million	1.465% fixed rate	October 9, 2025	Unsecured, non-guaranteed, principal repayment in full on maturity	October 9, 2030

2. Use of Funds

JPR will undertake this borrowing to repay the long-term borrowing of ¥1,000 million which will become due for repayment on October 9, 2025. For details of the concerned long-term borrowing, please refer to the “Notice Concerning Borrowing” released on October 7, 2020.

3. Status of Debt after Additional Borrowing

(Yen in millions)

	Balance before Additional Borrowing	Balance after Additional Borrowing	Change
Short-Term Loans Payable	-	-	-
Long-Term Loans Payable	209,600	209,600	-
Investment Corporation Bonds	27,900	27,900	-
Interest-Bearing Debt	237,500	237,500	-
Ratio of Interest-Bearing Debt to Total Assets (Note 2)	43.7%	43.7%	-

(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 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 and unitholders' capital after the end of the fiscal period ended June 30, 2025 to the total assets as of the end of the fiscal period ended June 30, 2025.

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, 2025 with respect to the risks involved in repayment, etc. of the current borrowings.