Japan Prime Realty Investment Corporation

November 28, 2025

For Translation Purposes 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, General Manager of Finance and Administration Division, Director CFO
(TEL: +81-3-3516-1591)

Notice Concerning Revisions to Operating Forecasts for the Fiscal Periods Ending December 31, 2025, and June 30, 2026, and Operating Forecasts for the Fiscal Period Ending December 31, 2026

Japan Prime Realty Investment Corporation ("JPR") today announced its revised operating forecasts for the fiscal period ending December 31, 2025 (July 1, 2025 through December 31, 2025) and June 30, 2026 (January 1, 2026 through June 30, 2026), which were reported on August 15, 2025, when it announced the financial results for the fiscal period ended June 30, 2025, and its new operating forecasts for the fiscal period ending December 31, 2026 (July 1, 2026 through December 31, 2026), as described below.

Details

1. Revisions to Operating Forecasts and Announcement

(1) Revisions to Operating Forecasts for the Fiscal Period Ending December 31, 2025
(July 1, 2025 through December 31, 2025)

	Operating Revenues (million yen)	Operating Income (million yen)	Ordinary Income (million yen)	Net Income (million yen)	Distribution per Unit (excluding exceeding profit distribution per unit) (yen)	Exceeding Profit Distribution per Unit (yen)
Previous forecast (A)	18,402	8,614	7,542	7,541	2,035	—
Revised forecast (B)	20,321	10,470	9,400	9,400	2,090	—
Amount of increase / decrease (B - A)	1,919	1,855	1,858	1,858	55	—
Rate of increase / decrease	10.4%	21.5%	24.6%	24.6%	2.7%	—

(Reference) Forecasted total units outstanding as of December 31, 2025: 4,048,256 units, forecasted net income per unit: 2,322 yen.

Note: This press release has been prepared for the purpose of announcing to the public certain matters relating to the revisions to operating forecasts for the fiscal periods ending December 31, 2025, and June 30, 2026, and the announcement of operating forecasts for the fiscal period ending December 31, 2026, and not for the purpose of soliciting any investment, whether in or outside Japan. JPR asks that investors make investment decisions only after they have referred to the prospectus for the issuance of new investment units and secondary offering of investment units as well as amendments thereto prepared by JPR, and that the investment decisions are made at their discretion and responsibility.

(2) Revisions to Operating Forecasts for the Fiscal Period Ending June 30, 2026
(January 1, 2026 through June 30, 2026)

	Operating Revenues (million yen)	Operating Income (million yen)	Ordinary Income (million yen)	Net Income (million yen)	Distribution per Unit (excluding exceeding profit distribution per unit) (yen)	Exceeding Profit Distribution per Unit (yen)
Previous forecast (A)	18,375	8,686	7,591	7,591	2,050	—
Revised forecast (B)	20,663	10,705	9,566	9,566	2,127	—
Amount of increase / decrease (B - A)	2,287	2,018	1,974	1,974	77	—
Rate of increase / decrease	12.4%	23.2%	26.0%	26.0%	3.8%	—

(Reference) Forecasted total units outstanding as of June 30, 2026: 4,048,256 units, forecasted net income per unit: 2,363 yen.

(3) Operating Forecasts for the Fiscal Period Ending December 31, 2026
(July 1, 2026 through December 31, 2026)

	Operating Revenues (million yen)	Operating Income (million yen)	Ordinary Income (million yen)	Net Income (million yen)	Distribution per Unit (excluding exceeding profit distribution per unit) (yen)	Exceeding Profit Distribution per Unit (yen)
Operating forecasts	19,242	9,161	7,925	7,925	2,100	—

(Reference) Forecasted total units outstanding as of December 31, 2026: 4,048,256 units, forecasted net income per unit: 1,957 yen.

(Note 1) Operating forecasts for the fiscal periods ending December 31, 2025, June 30, 2026, and December 31, 2026, are calculated based on “Assumptions for the Operating Forecasts for the Fiscal Periods Ending December 31, 2025, June 30, 2026, and December 31, 2026” in Attachment. Accordingly, actual operating revenues, operating income, ordinary income, net income, and distribution per unit may fluctuate due to additional acquisition or sale of specified asset, changes in the operating environment, the actual number of new investment units to be issued and the issue price of the new investments units, or changes in other circumstances surrounding JPR. Moreover, these forecasts should not be construed as a guarantee of the amount of distribution per unit.

(Note 2) Figures in yen have been rounded down to the unit. “Rate of increase / decrease” have been rounded to the first decimal place.

2. Reasons for Revisions

JPR revised its operating forecasts for the fiscal periods ending December 31, 2025 and June 30, 2026, due to the changes in assumptions for the respective operating forecasts, and to announce the operating forecast for December 31, 2026, as a result of the acquisition and sale of assets and issuance of new investment units announced in “Notice Concerning Property Sale (Conclusion of Contracts) “Housing Design Center Kobe” dated November 18, 2025, “Notice Concerning Acquisition and Sale of Properties (Conclusion of Contracts) (Acquisition of “GRAND FRONT OSAKA”, “FUNDES Kamata” and “Hotel Gracery Asakusa” and Sale of “JPR Yokohama Nihon Odori Bldg.” and “Minami Azabu Bldg.”)” dated today, and “Notice Concerning the Issuance of New Investment Units and Secondary Offering of Investment Units” dated today.

[Attachment 1]

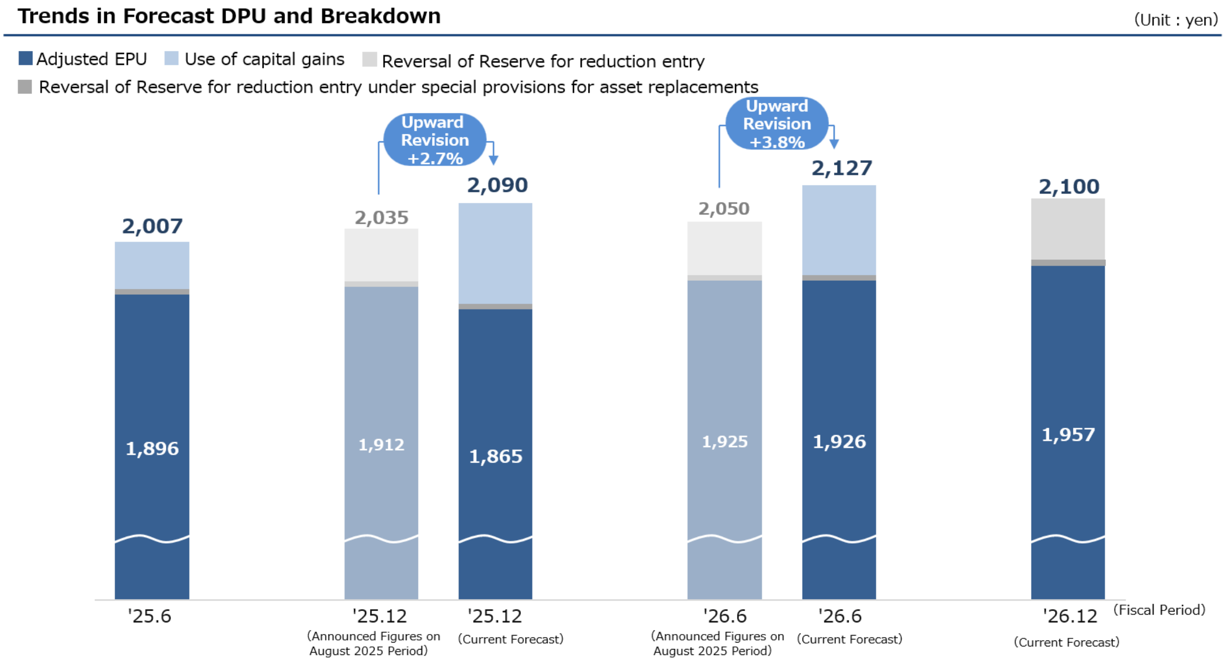
Assumptions for the Operating Forecasts
for the Fiscal Periods Ending December 31, 2025, and June 30, 2026, and December 31, 2026

Items	Assumptions
Period	Fiscal period ending December 31, 2025: July 1, 2025 through December 31, 2025 (184 days) Fiscal period ending June 30, 2026: January 1, 2026 through June 30, 2026 (181 days) Fiscal period ending December 31, 2026: July 1, 2026 through December 31, 2026 (184 days)
Property Portfolio	・It is assumed that the following sale will be made in addition to the 66 properties held as of today. Additional Acquisition: GRAND FRONT OSAKA (scheduled for December 19, 2025) comprising GRAND FRONT OSAKA (Umekita Plaza and South Building) and GRAND FRONT OSAKA (North Building) Acquisition: FUNDES Kamata (scheduled for December 19, 2025) Acquisition: Hotel Gracery Asakusa (scheduled for December 19, 2025) Sale: Housing Design Center Kobe (scheduled for November 28, 2025) Sale: JPR Yokohama Nihon Odori Bldg. in two phases (Phase-1: scheduled for December 18, 2025 (65.0%), Phase-2: scheduled for January 23, 2026 (35.0%) Sale: Minami Azabu Bldg. (scheduled for January 9, 2026) ・These assumptions may vary due to such events as the acquisition of additional properties other than the above or the sale of existing properties.
Operating Revenues	・Real estate rental revenues are calculated on the basis of the lease contracts effective as of the end of September 2025, with consideration given to such factors as the market environment and status of negotiations with tenants, as well as taking into account the impact of certain tenant move-ins and move-outs and expected changes in the rent at the time of contract revision, among other factors. JPR also assumes that rents will be paid on time and that no tenants will fail or decline to pay rents. ・Gain on sale of real estate is assumed to be 1,892 million yen for fiscal period ending December 31, 2025 and 1,798 million yen for fiscal period ending June 30, 2026.
Operating Expenses	・Among rental expenses, which are the principal operating expenses, outsourcing expenses and other expenses excluding depreciation are calculated based on historical data, etc. reflecting variable factors of expenses. Outsourcing expenses are assumed to be 818 million yen for fiscal period ending December 31, 2025, 871 million yen for fiscal period ending June 30, 2026, and 875 million yen for fiscal period ending December 31, 2026. ・For property taxes and city planning taxes, the amount attributed to the respective fiscal periods has been calculated based on the levied tax amount, and is assumed to be 2,722 million yen for fiscal period ending December 31, 2025, 2,862 million yen for fiscal period ending June 30, 2026, and 2,854 million yen for fiscal period ending December 31, 2026. In general practice, the property taxes and city planning taxes levied on properties acquired are settled after prorating for the period with the previous owner at the time of acquisition, and JPR includes the amount equivalent to such settlement in the acquisition costs for the property. ・For expenditures for the repair and maintenance of buildings, the amount expected to be required in the respective fiscal periods has been recorded. However, the expenditures for repair and maintenance for the respective fiscal periods could differ significantly from the estimated amount, as expenditures may arise due to damage to the building caused by unexpected factors, etc., and because the variance in amounts generally tends to be significant from year to year and repair expenses do not arise regularly. ・Depreciation is calculated using the straight line method, including additional future capital expenditures, and is assumed to be 2,188 million yen for fiscal period ending December 31, 2025, 2,197 million yen for fiscal period ending June 30, 2026, and 2,223 million yen for fiscal period ending December 31, 2026. ・Operating expenses excluding expenses related to rent business (asset management fees, administrative service and custodian fees, etc.) are assumed to be 1,082 million yen for fiscal period ending December 31, 2025, 1,082 million yen for fiscal period ending June 30, 2026, and 1,063 million yen for fiscal period ending December 31, 2026.

Items	Assumptions
Non-Operating Revenues	・As for major non-operating revenues, JPR assumes income on settlement of management association accounts to be 4 million yen for fiscal period ending December 31, 2025, 47 million yen for fiscal period ending June 30, 2026, and 4 million yen for fiscal period ending December 31, 2026.
Non-Operating Expenses	・As for major non-operating expenses, JPR assumes interest paid, fees related to loan agreement, interest on investment corporation bonds and amortization of investment corporation bond costs etc. to be 1,120 million yen for fiscal period ending December 31, 2025, 1,215 million yen for fiscal period ending June 30, 2026, and 1,289 million yen for fiscal period ending December 31, 2026. ・The cost of the Issuance of New Investment Units is assumed to be 50 million yen and scheduled to be amortized in three years using the straight-line depreciation method.
Interest-Bearing Debt and Interest-Bearing Debt Ratio	・The interest-bearing debt ratio as of today, stands at 43.7%, with interest-bearing debts of 237,500 million yen (comprised of 209,600 million yen in long-term loans payable and 27,900 million yen in investment corporation bonds). Further, it is assumed that 6,500 million yen in short-term borrowing will be undertaken as of December 19, 2025. ・It is assumed that all interest-bearing debt whose repayment dates will arrive during the fiscal period will be refinanced. ・Due to the above, the ratio of interest-bearing debt to total assets is projected to be 43.4%, 43.3%, and 43.3%, respectively, at end of the fiscal periods ending December 31, 2025, June 30, 2026, and December 31, 2026. ・The following formula is used in calculating the ratio of interest-bearing debt to total assets in this table. Ratio of interest-bearing debt to total assets = Expected total interest-bearing debt / Expected total assets x 100 ・The ratio of interest-bearing debt to total assets may vary depending on the number and issue value of the new investment units to be issued.
Total Units Outstanding	・The number of investment units outstanding as of the end of each respective fiscal period ending is 3,943,256 units as of today, and that at the end of each fiscal periods ending, is based on the assumption that additional 105,000 new investment units (100,000 issued units and maximum 5,000 third party allotment) will be issued. ・Other than the above, it is assumed that there will be no investment units additionally issued through the end of the fiscal period ending December 31, 2026.
Distribution per Unit	・As for distribution per unit, it is assumed that distribution will be made according to the distribution methods provided in the Articles of Incorporation of JPR. ・Of the 1,892 million yen gain on the sale of real estate during the fiscal period ending December 31, 2025 and 1,798 million yen gain on the sale of real estate during the fiscal period ending June 30, 2026, 986 million yen and 1,005 million yen, respectively for the fiscal periods ending December 31, 2025 and June 30, 2026, is assumed to be retained internally as a reserve for reduction entry by utilizing the "special provisions for taxation in cases of replacement of specified assets" (Article 65-7 of the Act on Special Measures Concerning Taxation). ・Distribution for the fiscal period ending December 31, 2025, is calculated on the assumption that part of the reserve for reduction entry under special provisions for property replacement (46 million yen) will be reversed and distributed. ・Distribution for the fiscal period ending June 30, 2026, is calculated on the assumption that part of the reserve for reduction entry under special provisions for property replacement (48 million yen) will be reversed and distributed. ・Distribution for the fiscal period ending December 31, 2026, is calculated on the assumption that part of the reserve for reduction entry (525 million yen) and reserve for reduction entry of replaced property (50 million yen) will be reversed and distributed. ・There is the possibility that the distribution per unit may vary due to various factors including, among others, variation of rental revenue due to change of assets under management and tenants, and unpredicted repairs and maintenance.
Exceeding Profit Distribution Per Unit	・Distribution exceeding the profit is currently not assumed.
Others	・It is assumed that there will be no changes in legislation, taxation, accounting standards, listing rules, rules and requirements imposed by the Investment Trusts Association, Japan etc. that will impact the aforementioned forecasts. ・It is also assumed that there will be no unexpected material changes in general economic and the real estate market conditions.

[Attachment 2]

(Reference) Trends in Forecast DPU and Breakdown



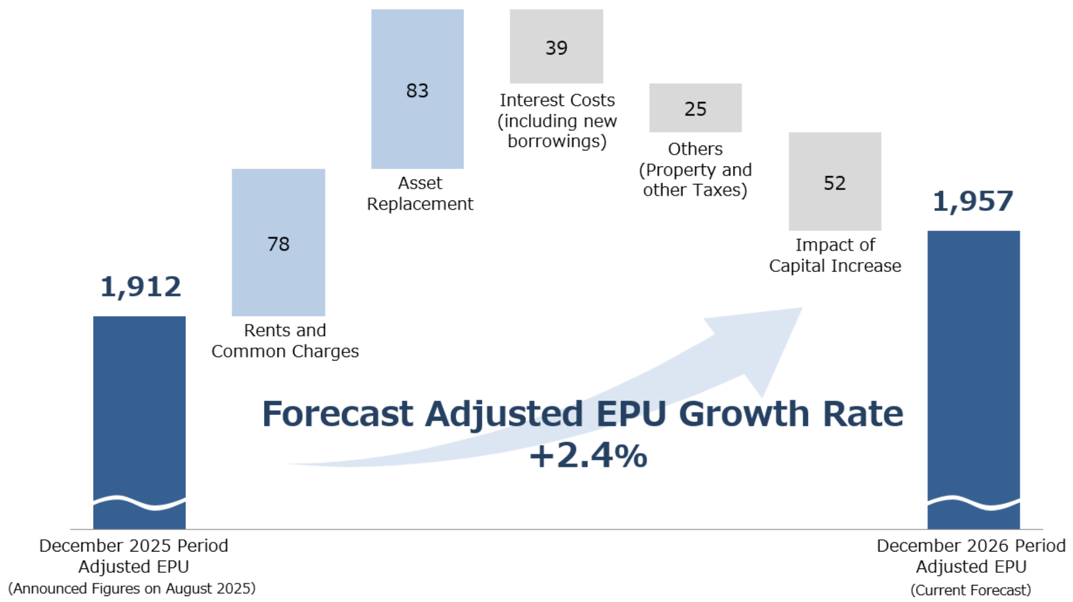
(Note 1) "DPU" refers to distribution per unit. The same applies hereinafter.

(Note 2) Breakdown of the graph for the forecast DPU for the fiscal period ending December 2025 and the fiscal period ending June 2026, published on August 15, 2025 (Adjusted EPU, Use of capital gains (refers to the amount of impact from capital gains on DPU), reversal of reserve for reduction entry, reversal of reserve for reduction entry under special provisions for asset replacements) is displayed in a lighter color than the respective breakdowns in the graph for the forecast (current forecast) announced on November 28, 2025.

[Attachment 3]

(Reference) Adjusted EPU Growth Rate and Breakdown

Adjusted EPU Growth Rate and Breakdown (Unit : yen)



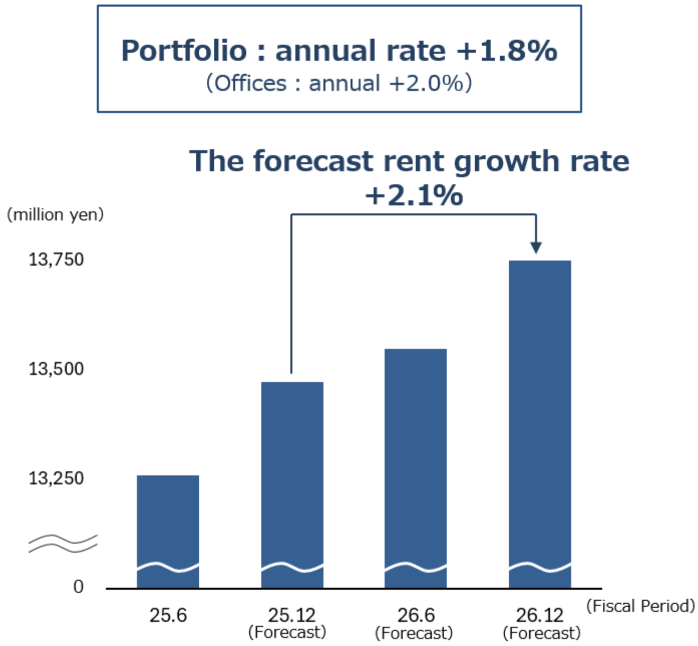
(Note 1) "EPU" refers to earnings per unit, and "Adjusted EPU" refers to the amount calculated by deducting gains or losses on sales, etc., from the net income per unit. The same applies hereinafter.

(Note 2) The terms in the table have the following meanings:
"Rents and Common Charges": The amount of impact on adjusted EPU from an increase in rent and common charge of properties not subject to asset replacement (meaning the acquisition or sale of properties listed in the "Property Portfolio" column of Attachment 1. The same applies hereafter).
"Asset Replacement": The amount of impact on adjusted EPU from an increase in post-depreciation profit due to asset replacement.
"Interest Costs (including new borrowings)": The amount of impact on adjusted EPU from an increase in interest costs, including loans newly procured due to asset replacement.
"Others (Property and other Taxes)": The amount of impact on adjusted EPU from an increase in expenses (property and other taxes) other than rent and common expenses, asset replacement, and interest costs (including new borrowings) and the impact of capital increases.
"Impact of Capital Increase": The amount of impact on adjusted EPU resulting from expenses related to the issuance of new investment units resolved at the Board of Directors meeting of JPR held on November 28, 2025, and dilution of profits dilution due to the increase in investment units. Please note that expenses related to the issuance of new investment units are not included in the "Impact of Capital Increase".

(Note 3) "Forecast Adjusted EPU Growth Rate": This figure was calculated by comparing the adjusted EPU forecast for the fiscal period ending December 2025, announced on August 15, 2025, with the adjusted EPU forecast for the fiscal period ending December 2026, announced on November 28, 2025.

[Attachment 4]

(Reference) Trends in Rents of Existing Properties



(Note 1) The table above shows the total amount of rental income related to existing properties (as defined in (Note 2)), which forms the basis for the actual rental income for the fiscal period ending June 2025 and the projected operating conditions for the fiscal periods ending December 2025, June 2026, and December 2026.

(Note 2) "Existing Properties" refers to owned properties as of the fiscal period ended December 31, 2024. Nakano Central Park East was omitted as 53% quasi co-ownership interest was acquired in March 2024 but cannot be isolated from the 47% quasi co-ownership interest acquired in February 2025.

(Note 3) "The Forecasted Rent Growth Rate" is calculated by comparing the portion of rental income underlying the forecast for the fiscal periods ending December 2025 that relates to existing properties with the portion of rental income underlying the forecast for the fiscal periods ending December 2026 that relates to existing properties.