Japan Prime Realty Investment Corporation

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For Translation Purpose Only
For Immediate Release

Japan Prime Realty Investment Corporation
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(Securities Code: 8955)
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Notice Concerning Borrowing (Green Loan) and Early Repayment of Borrowing

Japan Prime Realty Investment Corporation (JPR) today announced its decision to take out green loan and to make early repayment of borrowing as described below.

Details

1. Details of Borrowing

Lender	Amount	Interest Rate	Drawdown Date	Type of Borrowing and Repayment Method	Repayment Date
The Ogaki Kyoritsu Bank, Ltd. (Green Loan) (New)	¥1,000 million	Base interestrate +0.34%	March 25, 2026	Unsecured, non-guaranteed, principal repayment in full on maturity	March 25, 2036

(Note 1) Base interest rate shall be the 1-month JBA Japanese Yen TIBOR . Please refer to the JBA TIBOR Administration's website (http://www.jbatibor.or.jp/english/rate/) for the JBA Japanese Yen TIBOR.
(Note 2) As for the green loan, loan will be taken out based on the Sustainability Finance Framework established by JPR. For details of the Sustainability Finance Framework, please refer to our website https://www.jpr-reit.co.jp/en/sustainability/e_green_finance.html
(Note 3)The green loan will be used for the repayment of loan needed to acquire GRAND FRONT OSAKA (referring collectively to GRAND FRONT OSAKA (Umekita Plaza and South Building) and GRAND FRONT OSAKA (North Building)) , which is an eligible green asset. Concerning the Eligible Assets for which the Proceeds will be used, the Director and General Manager, Finance and Administration Division and CFO will evaluate and select them after discussions on conformity to the eligibility criteria by the Sustainability Group of the Finance and Investor Relation Department at Tokyo Tatemono Realty Investment Management, Inc. and confirmation by the Sustainability Committee for which the CEO serves as the chairperson.

2. Use of Funds

JPR will undertake this borrowing to fund the repayment described in Section 3. "Details of Early Repayment of Borrowing" below.

3. Details of Early Repayment of Borrowing

Date of Repayment: March 25, 2026 (planned)

Lender	Amount before Repayment	Amount of Repayment	Amount after Repayment	Drawdown Date	Prescribed Repayment Date
Mizuho Bank, Ltd.	¥6,500 million	¥1,000 million	¥5,500 million	December 19, 2025	July 3, 2026

4. Details of Early Repayment of Loan

(Yen in millions)

	Balance before Additional Borrowing	Balance after Additional Borrowing	Change
Short-Term Loans Payable	6,500	5,500	-1,000
Long-Term Loans Payable	209,600	210,600	+1,000
Investment Corporation Bonds	27,900	27,900	-
Interest-Bearing Debt	244,000	244,000	-

(Note 1) Long-Term Loans Payable and Investment Corporation Bonds each include the current portions.

5. 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.