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For Translation Purpose Only
For Immediate Release

Japan Prime Realty Investment Corporation
Yoshihiro Jozaki, Executive Officer
(Securities Code: 8955)
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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
Mizuho Bank, Ltd.	¥3,000 million	0.44091% (Base interestrate +0.1%) (Note1)	October 9, 2024	Unsecured, non-guaranteed, principal repayment in full on maturity	October 31, 2024
Mizuho Trust & Banking Co., Ltd.	¥3,000 million	0.44091% (Base interestrate +0.1%) (Note1)	October 9, 2024	Unsecured, non-guaranteed, principal repayment in full on maturity	October 31, 2024

(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.

2. Use of Funds

JPR will undertake this borrowing to fund acquisition of specified assets (The Royal Park Canvas Nagoya) scheduled to be acquired on October 9, 2024. For details of the property to be acquired, please refer to the "Notice Concerning Acquisition and Sale of Properties (Conclusion of Contracts)(Acquisition of The Royal Park Canvas Nagoya and Sale of JPR Ueno East Bldg.) " released on September 20, 2024. As for the difference between the acquisition price and the amount of this borrowing, cash and deposits is to be allocated.

3. Status of Debt after Additional Borrowing

(Yen in millions)

	Balance before Additional Borrowing	Balance after Additional Borrowing	Change
Short-Term Loans Payable	10,000	16,000	+6,000
Long-Term Loans Payable	189,500	189,500	-
Investment Corporation Bonds	30,900	30,900	-
Interest-Bearing Debt	230,400	236,400	+6,000
Ratio of Interest-Bearing Debt to Total Assets (Note 2)	42.9%	43.5%	+0.6%

(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, 2024 to the total assets as of the end of the fiscal period ended June 30,2024.

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, 2024 with respect to the risks involved in repayment, etc. of the current borrowings.