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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 Determination of Acquisition and Cancellation of Own Investment Units

Japan Prime Realty Investment Corporation (JPR) today announced that it has decided at the Board of Directors meeting held today to acquire its own investment units pursuant to Article 80-2 of the Act on Investment Trusts and Investment Corporations, as applied by reading it in accordance with the provisions of Article 80-5, Paragraph 2 of the same Act, and to cancel all of the investment units acquired pursuant to the provisions of Article 80, Paragraphs 2 and 4 of the same Act.

Details

1. Reason for Acquisition of Own Investment Units

JPR believes that acquiring and cancelling its own investment units will improve capital efficiency and increase returns for investment unit holders. This, in turn, is expected to enhance unitholder value in the medium to long term. JPR's decision is based on an analysis of current trends in the capital market (J-REIT market), the price of its investment units, and the status of its cash on hand, among other factors. JPR has thus decided to acquire its own investment units.

2. Details of Matters Relating to the Acquisition

(1) Total number of investment units that can be acquired	14,000 units (upper limit) Share to total number of investment units outstanding (excluding own investment units): 1.4%
(2) Total acquisition amount of investment units	4,000 million yen (upper limit)
(3) Acquisition Method	Market purchase on the Tokyo Stock Exchange pursuant to a discretionary trading contract with a securities company for the acquisition of own investment units
(4) Acquisition period	February 18, 2025 to June 13, 2025

JPR will terminate the acquisition of its own investment units when the total number of investment units to be acquired or the total amount of investment units to be acquired, as described above, reaches the maximum limit, or when the acquisition period above expires.

JPR has determined the total acquisition amount of investment units based on the status of cash on hand and the loan-to-value ratio (LTV) after acquiring its own investment units, among other factors.

(Note) The total number of investment units to be acquired or the total acquisition amount may fall short of the upper limit due to market trends and other factors. Additionally, JPR may not acquire any investment units.

3. Cancellation of Own Investment Units

After the completion of the acquisition, JPR will cancel all its acquired investment units during the fiscal period ending June 2025 (47th Fiscal Period), following the resolution of its Board of Directors meeting held today. The number of own investment units to be cancelled will be announced again after the acquisition of the investment units is completed.

[Reference]

Status of Holding of Own Investment Units as of February 17, 2025

Total number of investment units outstanding (excluding own investment units)	997,178 units
Number of own investment units	0 units