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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

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
Aozora Bank, Ltd.	¥1,000 million	0.88318% (Base interestrate +0.285%) (Note1)	February 25, 2025	Unsecured, non-guaranteed, principal repayment in full on maturity	February 25, 2033
Aozora Bank, Ltd.	¥1,000 million	1.335% fixed rate	February 25, 2025	Unsecured, non-guaranteed, principal repayment in full on maturity	February 25, 2030
Aozora Bank, Ltd.	¥1,000 million	1.25875% fixed rate	February 25, 2025	Unsecured, non-guaranteed, principal repayment in full on maturity	February 23, 2029

(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 repay the long-term borrowing of ¥3,000 million which will become due for repayment on February 25, 2025. For details of the property to be acquired, please refer to the "Notice Concerning Borrowing " released on August 23, 2017 and August 28, 2018.

3. Status of Debt after Additional Borrowing

(Yen in millions)

	Balance before Additional Borrowing	Balance after Additional Borrowing	Change
Short-Term Loans Payable	11,000	11,000	-
Long-Term Loans Payable	198,500	198,500	-
Investment Corporation Bonds	27,900	27,900	-
Interest-Bearing Debt	237,400	237,400	-
Ratio of Interest-Bearing Debt to Total Assets (Note 2)	43.5%	43.5%	-

(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 December 31, 2024 to the total assets as of the end of the fiscal period ended December 31,2024.

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.