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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)

Japan Prime Realty Investment Corporation (JPR) today announced its decision to take out green loans to further promote sustainability initiatives and strengthen its financial base through the diversification of financing.

Details

1. Details of Borrowing

Lender	Amount	Interest Rate	Drawdown Date	Type of Borrowing and Repayment Method	Repayment Date
Mizuho Bank, Ltd. (Green Loan)	¥2,000 million	1.03136% (Base interestrate +0.385%) (Note1)	March 24, 2025	Unsecured, non-guaranteed, principal repayment in full on maturity	March 23, 2035
Development Bank of Japan Inc. (Green Loan)	¥2,000 million	1.6725% fixed rate	March 24, 2025	Unsecured, non-guaranteed, principal repayment in full on maturity	March 24, 2033
The Yamagata Bank, Ltd. (Green Loan)	¥1,000 million	1.03136% (Base interestrate +0.385%) (Note1)	March 24, 2025	Unsecured, non-guaranteed, principal repayment in full on maturity	March 23, 2035
The 77 Bank, Ltd. (Green Loan)	¥1,000 million	0.93136% (Base interestrate +0.285%) (Note1)	March 24, 2025	Unsecured, non-guaranteed, principal repayment in full on maturity	March 24, 2034
The Fukui Bank, Ltd. (Green Loan)	¥1,000 million	0.93636% (Base interestrate +0.29%) (Note1)	March 24, 2025	Unsecured, non-guaranteed, principal repayment in full on maturity	March 24, 2034

(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 loans, loans 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 from Mizuho Bank, Ltd. and Development Bank of Japan Inc. will be used for the repayment of loan needed to acquire Shinjuku Square Tower, which is an eligible green asset. And the green loan from The Yamagata Bank, Ltd., The 77 Bank, Ltd. and The Fukui Bank, Ltd. will be used for the repayment of loan needed to acquire Nakano Central Park East, 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 these borrowings to repay the long-term borrowing of ¥4,000 million and the short-term borrowing of ¥3,000 which will become due for repayment on March 24, 2025. For details of the concerned long-term borrowing and short-term borrowing, please refer to the "Notice Concerning Borrowing" released on March 20, 2015, and "Notice Concerning Borrowing (Green Loan)" released on February 17, 2025.

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	8,000	-3,000
Long-Term Loans Payable	198,500	201,500	+3,000
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.