June 3, 2025

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
The Norinchukin Bank	¥1,000 million	1.811% fixed rate	June 5, 2025	Unsecured, non-guaranteed, principal repayment in full on maturity	June 5, 2035

2. Use of Funds

JPR will undertake these borrowings to repay the long-term borrowing of ¥1,000 million which will become due for repayment on June 5, 2025. For details of the concerned long-term borrowing, please refer to the "Notice Concerning Borrowing" released on December 1, 2017,.

3. Status of Debt after Additional Borrowing

(Yen in millions)

	Balance before Additional Borrowing	Balance after Additional Borrowing	Change
Short-Term Loans Payable	8,000	8,000	-
Long-Term Loans Payable	201,500	201,500	-
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 March 26, 2025 with respect to the risks involved in repayment, etc. of the current borrowings.