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For Translation Purpose Only
For Immediate Release

Japan Prime Realty Investment Corporation
Yoshihiro Jozaki, Executive Officer
(Securities Code: 8955)
Asset Management Company:
Tokyo Tatemono Realty Investment Management, Inc.
Yoshihiro Jozaki, President and CEO
Inquiries: Yoshinaga Nomura, Director and General Manager, Finance and Administration Division and CFO
(TEL: +81-3-3516-1591)

Notice Concerning Status of Acquisition, Completion of Acquisition, and Cancellation of Own Investment Units and Determination of Number of Investment Units to be Increased through the Split

Japan Prime Realty Investment Corporation (JPR) today announced the status of acquisition of its own investment units based on the provision of Article 80-2 of the Act on Investment Trusts and Investment Corporations (the "Investment Trust Law"), which is applied in accordance with the provision of Article 80-5, Paragraph 2 of the Investment Trust Law. JPR also announced the completion of acquisition of its own investment units, which was decided at a board of directors meeting held on February 17, 2025. In accordance with the provision of Article 80, Paragraphs 2 and 4 of the Investment Trust Law, JPR will cancel all the purchased investment units on June 30, 2025.
Additionally, following the determination of the number of units to be cancelled, JPR announced the actual number of Investment units to be increased through the split of its investment units ("the Split"), announced in "Notice Concerning Investment Unit Split and Partial Amendment to the Articles of Incorporation" dated February 17, 2025.

Details

1. Status of the Acquisition of Own Investment Units in June 2025

(1) Total number of investment units acquired	1,373 units
(2) Total acquisition amount of investment units	500,485,000 yen
(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	June 2, 2025 to June 13, 2025 (on a trade date basis)

2. Status of the Acquisition of Own Investment Units during the Whole Period

(1) Total number of investment units acquired	11,364 units
(2) Total acquisition amount of investment units	3,999,903,000 yen
(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 (on a trade date basis)

3. Overview of the Cancellation of Own Investment Units

(1) Total number of investment units to be cancelled	11,364 units (1.1% of the total number of investment units issued and outstanding before cancellation)

(2) Scheduled date of cancelation	June 30, 2025
(3) Total number of investment units issued and outstanding after cancellation	985,814 units
(4) Number of JPR's own investment units after cancellation	0 unit

4. Determination of the Number of Investment Units to be increased through the Split

Following the determination of the number of units to be cancelled, JPR has changed the numbers of investment units in the press release "Notice Concerning Investment Unit Split and Partial Amendment to the Articles of Incorporation" dated April 17, 2025, as follows:

(Changes are shown with underlines)

	Previously announced	Actual
(1) Total number of investment units issued and outstanding before the Split	997,178 units	985,814 units
(2) Total number of investment units to be increased through the Split	2,991,534 units	2,957,442 units
(3) Total number of investment units issued and outstanding after the Split	3,988,712 units	3,943,256 units

5. Future Outlook

In connection with the acquisition and cancellation of own investment units, JPR assumes an increase in the forecasts of distributions per unit for the fiscal period ending June 30, 2025, and December 31, 2025 announced in "Financial Report for the 46th Fiscal Period Results (July 1, 2024 – December 31, 2024)" dated February 17, 2025. However, we do not change the forecasts of distributions per unit for the fiscal periods ending June 30, 2025 and December 31, 2025, since the change from the previously announced forecasts of distribution per unit is marginal.

[Reference]
Details of the Resolution made by the Board of Directors meeting on February 17, 2025

(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