



October 16, 2026

For Translation Purpose Only

For Immediate Release

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

Notice Concerning Acquisition of Property (Conclusion of Contract) (Acquisition of “JA Building・Keidanren Kaikan”)

Japan Prime Realty Investment Corporation (“JPR”) announced today that Tokyo Tatemono Realty Investment Management, Inc. (“TRIM”), the asset management company to which JPR entrusts management of its assets, decided to implement the acquisition of property (hereinafter referred to as the “Acquisition”) as described below.

Details

1. Purpose of the Acquisition

Highlights

- 1. Acquire a Class S building in the Otemachi area by utilizing the sponsor pipeline.**
- 2. Aim for robust growth that outpaces increases in costs, including those caused by rising interest rates, by shifting to a higher-growth portfolio.**

JPR decided to acquire “JA Building・Keidanren Kaikan” (hereinafter referred to as the “Property”) by utilizing its sponsor pipeline in order to strengthen portfolio profitability and quality.

“JA Building” is a large-scale high-rise office building with 37 above-ground floors, while “Keidanren Kaikan” is a large-scale high-rise office building with 23 above-ground floors. As the first project of “The Chain Urban Renaissance Project in Otemachi”, the Property was developed in conjunction with the adjacent Nikkei Building. The Property is directly connected to Otemachi Station, which is served by five subway lines, and is also within walking distance of Tokyo Station, offering excellent transportation convenience.

The Otemachi area, where the Property is located, is highly competitive as one of Japan’s premier office districts. Against a backdrop of robust office demand, a notable increase in rental levels has recently been observed in the area. Under such circumstances, the Property also has a meaningful rent gap at the time of acquisition, and JPR intends to further enhance the profitability of the Property by capturing opportunities arising from renewals of fixed-term leases with existing tenants and other opportunities following the acquisition.



Photo taken from the northeast
Left: Keidanren Kaikan Right: JA Building



JA Building Office Entrance



Keidanren Kaikan Common Area

2. Overview of the Asset Acquisition

Property Name	Asset Class	Acquisition Price	Appraisal Value	NOI Yield	NOI Yield after Depreciation
JA Building・Keidanren Kaikan	Office	32,800 million yen	36,100 million yen	3.3%	3.0%

- (1) Contract Date : October 16, 2026
(2) Planned Acquisition Date : October 23, 2026
(3) Seller : Tokyo Tatemono Co., Ltd.
(4) Funding : Loans and own funds
(5) Settlement Method : Lump-sum payment at the time of delivery
(6) Brokerage : None

(Note 1) In the real estate registry, JA Building・Keidanren Kaikan and Nikkei Building are registered as a single building (the “Nikkei Building, JA Building and Keidanren Kaikan”). However, because the sectionally owned portions in which JPR plans to acquire a co-ownership interest are located within the JA Building and Keidanren Kaikan portions of that building, the Property is referred to as “JA Building and Keidanren Kaikan”.

(Note 2) “Acquisition Price” excludes acquisition costs, property taxes, city planning taxes and consumption taxes etc.

(Note 3) “NOI Yield” is NOI divided by the acquisition price and is rounded to the first decimal place. “NOI” is net operating income stated in the real estate appraisal report.

(Note 4) “NOI Yield after Depreciation” is NOI after depreciation divided by the acquisition price and is rounded to the first decimal place. “NOI after Depreciation” means NOI less estimated depreciation expense.

(Note 5) For the details of the loans which form part of the “Funding,” we will announce again once they are decided.

3. Details of Property for Acquisition

Property Name	JA Building・Keidanren Kaikan
Location	1-3-1 Otemachi, Chiyoda-ku, Tokyo (JA Building) 1-3-2 Otemachi, Chiyoda-ku, Tokyo (Keidanren Kaikan)
Asset Type	Real estate
Asset Class	Office, Retail and Warehouse
Type of Structure	Steel-framed and steel-framed reinforced concrete structure with a flat roof, 4 floors below ground and 38 floors above ground
Type of Ownership	Land: Ownership (co-ownership interest: 12.1%) Building: Sectional Ownership (co-ownership interest: 22.5%)
Site Area	Land: Total Site Area 14,776.10 m ² Building: Gross Floor Area 231,884.16 m ²
Completion Date	April 2009
Probable Maximum Loss (PML)	1.9% (Sompo Risk Management Inc.)
Acquisition Price	32,800 million yen
Appraisal Value (Appraisal Date)	36,100 million yen (as of June 30, 2026)
Appraiser	Japan Valuers Co., Ltd.
Collateral	None
Number of Tenants	55
Rent Revenue, Common Charges (Annual)	Not disclosed
Lease and Guarantee Deposits	Not disclosed
Leased Floor Space	11,072.21 m ²
Leasable Floor Space	11,455.99 m ²
Occupancy Rate	96.6%
Remarks	In the event that a co-owner of the property to be acquired intends to dispose of its ownership interest, the co-owners will consult with the other co-owners in advance of any disposition to a third party, and each co-owner holds a right of first refusal with respect to the ownership interests held by the other co-owners.

(Note 1) All amounts less than one million yen have been rounded down, and all rates have been rounded to the first decimal place.

(Note 2) "Location" indicates the residential address.

(Note 3) The information in "Asset Class," "Type of Structure" and "Completion Date" is as stated in the registry. On the real estate registry, the Nikkei Building, JA Building and Keidanren Kaikan are registered as a single building. The JA Building is a 37-story steel-framed and steel-reinforced concrete building with three basement levels, and Keidanren Kaikan is a 23-story steel-framed and steel-reinforced concrete building with four basement levels.

(Note 4) "Site Area" indicates the entire area of Nikkei Building, JA Building and Keidanren Kaikan, including the ownership interests of the other unit owners and co-owners. The site is located within the project area of the Otemachi Land Readjustment Project under the Tokyo City Planning Land Readjustment Program, and the site area shown is the aggregate registered area of the original land parcels prior to the readjustment.

(Note 5) "Gross Floor Area" indicates the entire area of Nikkei Building, JA Building and Keidanren Kaikan, including the ownership interests of the other unit owners and co-owners.

(Note 6) "Number of Tenants" indicates the number of subtenants to which Mitsubishi Estate Co., Ltd., the lessee, subleases the property under a pass-through type master lease arrangement.

(Note 7) "Total Leased Floor Space" and "Total Leasable Floor Space" indicate the aggregate floor area corresponding to the ownership interest that JPR plans to acquire, based on the lease agreement for office, retail and other spaces (master lease agreement) with Mitsubishi Estate Co., Ltd. (the master lessee). "Rent Revenue, Common Charges (Annual)" and "Lease and Guarantee Deposits" are not disclosed as no consent for disclosure has been obtained from the co-owners, etc.

4. Seller Profile

Company Name	Tokyo Tatemono Co., Ltd.
Head Office Address	1-6-1 Yaesu, Chuo-ku, Tokyo
Representative	Katsuhito Ozawa, President and Chief Executive Officer
Paid-in Capital	92,451 million yen (as of June 30, 2026)
Principal Activities	Real estate business
Establishment	October 1, 1896
Consolidated Net Assets	619,013 million yen (as of June 30, 2026)
Consolidated Total Assets	2,476,163 million yen (as of June 30, 2026)
Major Shareholders and Shareholding Ratios (as of June 30, 2026)	The Master Trust Bank of Japan, Ltd. (Trust Account): 18.02% Custody Bank of Japan, Ltd. (Trust Account): 12.01% Meiji Yasuda Life Insurance Company: 2.27%
Relationship with JPR and TRIM	
Capital Relationship	As of the fiscal period ended June 30, 2026, Tokyo Tatemono Co., Ltd. owns investment units of JPR equivalent to 3.03% of the investment units issued and outstanding. In addition, the concerned company owns 100% of the shares issued and outstanding of TRIM.
Personal Relationship	As of the fiscal period ended June 30, 2026, 10 of the officers and employees of TRIM (excluding part-time directors) are those seconded from Tokyo Tatemono Co., Ltd.
Business Relationship	In addition to being a former owner and former trust beneficiary of a portion of the assets held by JPR, the concerned company has entered into multiple ancillary service agreements relating to properties owned by JPR.
Related Party or Not	The concerned company does not fall within the definition of a related party of JPR. The concerned company falls within the definition of a related party of TRIM.
Other	The concerned company falls within the scope of interested parties as defined in the rules of JPR's Board of Directors as well as of related parties as defined in the Enforcement Order for the Act on Investment Trust and Investment Corporations. Accordingly, JPR's Board of Directors has provided its authorization before entering into an agreement with the concerned company.

5. Profile of Previous Owners

	Seller (Previous owner)	Second previous owner
Company Name	Tokyo Tatemono Co., Ltd.	Land: Except for those with a special interest Building: None
Relationship with Parties Having Special Interests	Refer to "4. Seller Profile" above	-
Background and Reason of Acquisition	Acquisition for the purpose of development	-
Acquisition Price	Omitted as the property has been owned for more than a year	-
Acquisition Date	Land: April 2007 and September 2008 Building: December 2009	-

6. Overview of Appraisal Report

Property Name	JA Building・Keidanren Kaikan
Appraisal Value	36,100 million yen

Real Estate Appraiser	Japan Valuers Co., Ltd.
Appraisal Date	June 30, 2026
Types of Value	Fair Value

Item	Amount (thousand yen)	General Outline
Appraisal Value by Capitalization Method	36,100,000	Valued using the DCF and direct capitalization methods
Appraisal Value by Direct Capitalization Method	36,900,000	
Operating Revenue	1,662,209	
Potential Gross Cash Flow	1,731,405	Assessed considering current rents, market rents and actual amounts.
Loss from Vacancies	69,196	The present occupancy rate and the market's vacancy rate were considered.
Operating Expenses	570,502	
Maintenance Expenses and Property Management Fee	188,293	Assessed based on actual amounts and the applicable rate schedule.
Utilities Expenses	124,063	Assessed based on actual amounts.
Repairs and Maintenance	7,640	The 15-year average repair expenses stated in the engineering report provided were used.
Tenant Solicitation Expenses	6,930	Assessed based on historical results.
Tax and Public Dues	222,589	Assessed based on the actual amount in FY2026.
Insurance Premium	3,935	Assessed considering the insurance premium amount and the co-ownership interest.
Other Expenses	17,052	Assessed based on historical results and other relevant factors. The construction management fee was assessed based on the applicable rate schedule.
Net Operating Income	1,091,707	Operating revenue minus operating expenses
Profit through Management of Temporary Deposits, etc.	15,121	Assessed using an investment return of 1.0%.
Capital Expenditure	36,265	The 15-year average renewal expenditures stated in the engineering report provided were used.
Net Cash Flow	1,070,563	Net operating income + profit through management of temporary deposits - capital expenditure
Capitalization Rate	2.9%	Assessed considering the outlook for net cash flow and anticipated fluctuations in the disposition price, with reference to yields observed in transactions involving comparable properties.
Appraisal Value through the Discount Cash Flow (DCF) Method	35,200,000	
Discount Rate	2.6%	Assessed by reconciling yields on financial assets reflecting prevailing market conditions, adjusted for the specific characteristics of the Property, with yields observed in transactions involving comparable properties.
Terminal Capitalization Rate	3.1%	Assessed by evaluating the relevant risk relative to the capitalization rate, considering the characteristics of the real estate market and the potential of the Property.

Appraisal Value by Cost Method	21,600,000	
Land Ratio	87.5%	
Building Ratio	12.5%	
Other Items Considered upon Appraisal	None in particular	

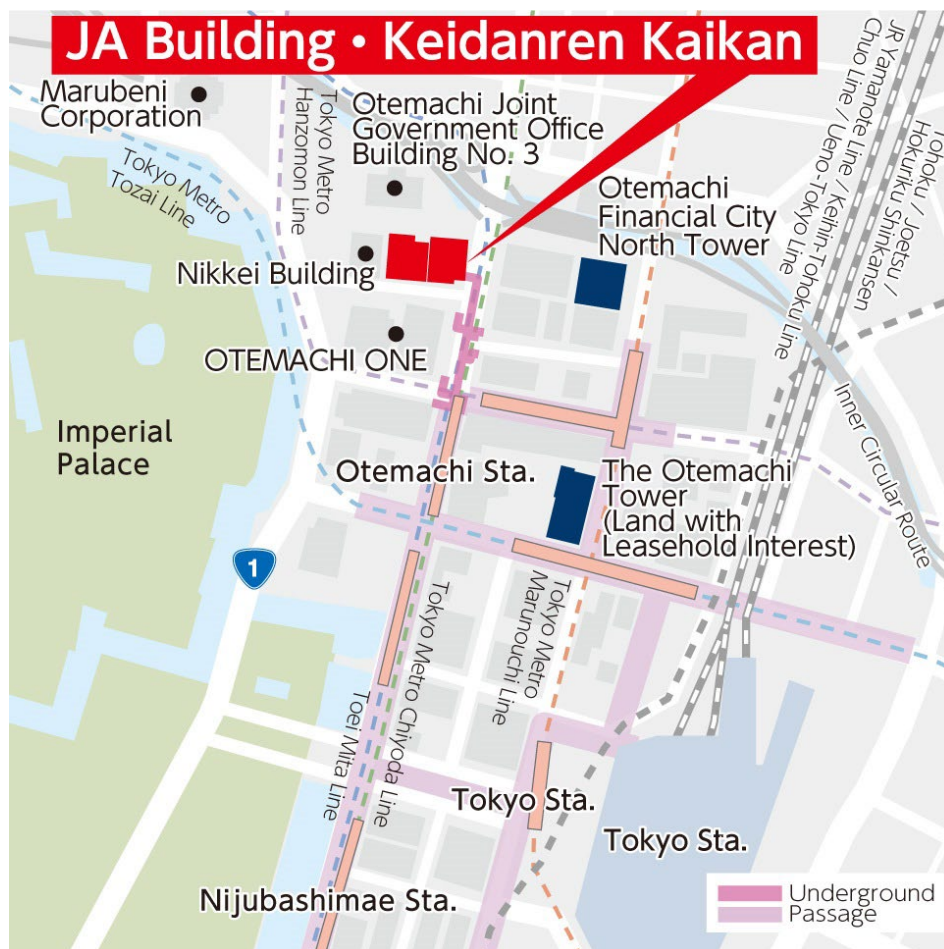
7. Outlook

The impact of the Acquisition on the operating results of JPR is minimal, and JPR will not change its operating forecasts for the fiscal periods ending December 31, 2026 and June 30, 2027.

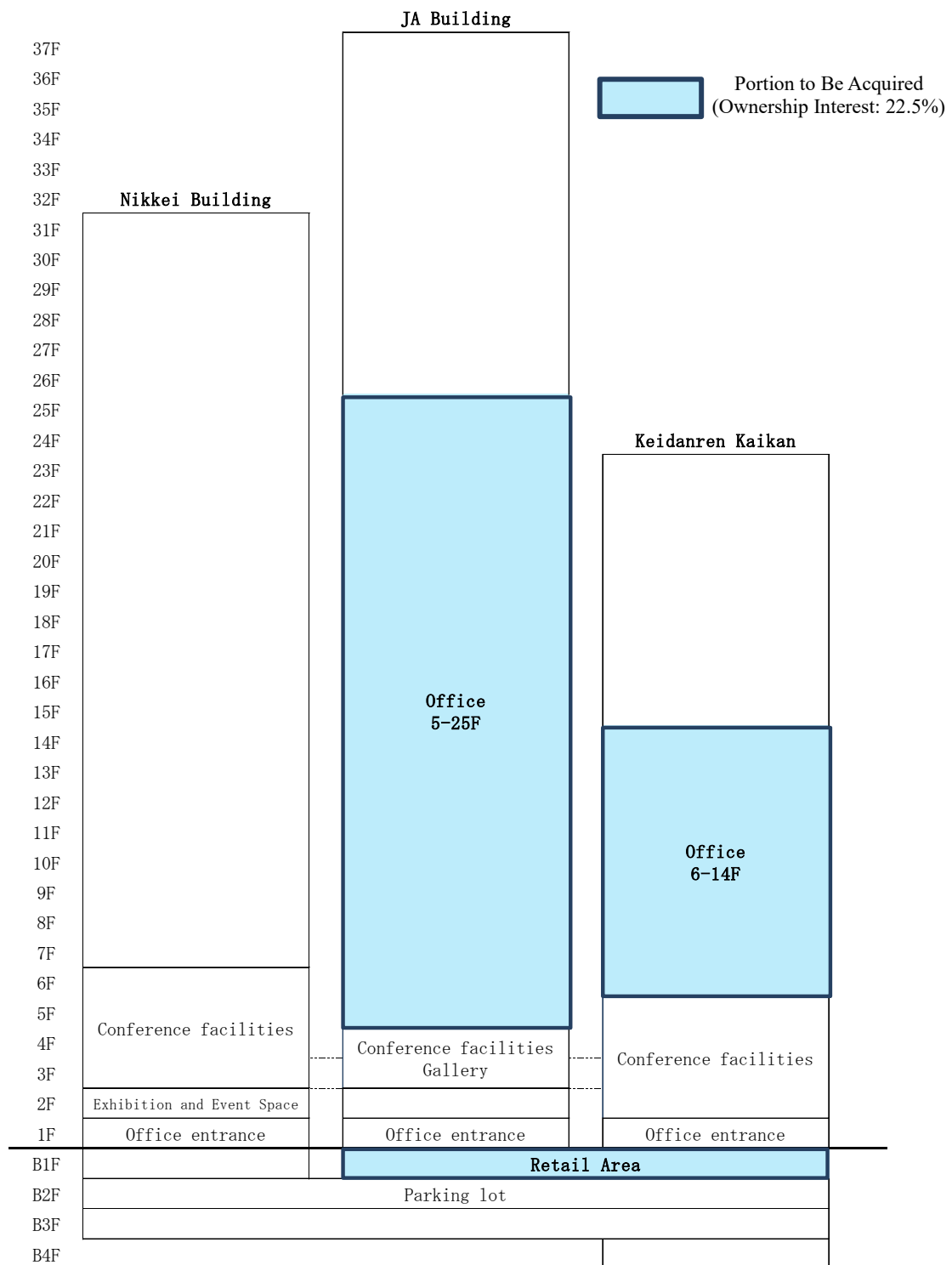
< Attachment >

- 【Reference 1】 Location Map
- 【Reference 2】 Cross-sectional View of the Entire Property
- 【Reference 3】 Real Estate Portfolio after the Acquisition

【Reference 1】 Location Map



【Reference 2】 Cross-sectional View of the Entire Property



(Note 1) Floor levels are shown in accordance with the building's floor designation. Although JPR will also acquire co-ownership interests in certain portions on floors other than the highlighted areas, such portions are not shown in the figure due to their limited floor area.

【Reference 3】 Real Estate Portfolio after the Acquisition

Area	Asset Class	Property No.	Property Name	Acquisition Price (yen in millions)	Investment Ratio	Investment Ratio by Area	
Central Tokyo	Office	A-1	Kanematsu Bldg.	16,276	2.8%	48.7%	
		A-2	Kanematsu Bldg. Annex	2,874	0.5%		
		A-3	JPR Ningyo-cho Bldg.	2,100	0.4%		
		A-4	Shin-Kojimachi Bldg.	2,420	0.4%		
		A-6	MS Shibaura Bldg.	11,200	1.9%		
		A-9	JPR Ichigaya Bldg.	5,100	0.9%		
		A-10	Oval Court Ohsaki Mark West	3,500	0.6%		
		A-11	Shinjuku Square Tower	14,966	2.6%		
		A-12	BYGS Shinjuku Bldg.	15,121	2.6%		
		A-13	Across Shinkawa Bldg. Annex	710	0.1%		
		A-14	Shinjuku Center Bldg.	24,320	4.2%		
		A-16	Shinagawa Canal Bldg.	2,041	0.3%		
		A-17	Rokubancho Bldg.	2,800	0.5%		
		A-18	JPR Harajuku Bldg.	8,400	1.4%		
		A-20	JPR Nihonbashi-horidome Bldg.	5,100	0.9%		
		A-22	Ginza Sanwa Bldg.	3,400	0.6%		
		A-23	The Otemachi Tower (land with Leasehold Interest)	36,000	6.2%		
		A-24	Science Plaza - Yonbancho Plaza	2,660	0.5%		
		A-25	Shibadaimon Center Bldg.	4,213	0.7%		
		A-26	Tokyo Square Garden	18,400	3.1%		
		A-27	JPR Kojimachi Bldg.	5,750	1.0%		
		A-28	Otemachi Financial City North Tower	11,400	1.9%		
		A-29	Tokyo Tatemono Higashi Shibuya Bldg.	11,300	1.9%		
		A-30	Ochanomizu Sola City	6,490	1.1%		
		A-31	JA Building・Keidanren Kaikan	32,800	5.6%		
		Retail	A-1	JPR Shibuya Tower Records Bldg.	12,000		2.1%
			A-3	JPR Jingumae 432	4,275		0.7%
			A-4	Shinjuku Sanchome East Bldg.	2,740		0.5%
			A-5	Yurakucho Ekimae Bldg. (Yurakucho Itocia)	3,400		0.6%
			A-6	JPR Ginza Namiki-dori Bldg.	10,100		1.7%
			A-7	FUNDES Suidoubashi	3,250		0.6%
Greater Tokyo	Office		B-1	Arca East	5,880	1.0%	
		B-2	JPR Chiba Bldg.	2,350	0.4%		
		B-5	Shinyokohama 2nd Center Bldg.	1,490	0.3%		
		B-6	Kawaguchi Center Bldg.	8,100	1.4%		
		B-8	Tachikawa Business Center Bldg.	3,188	0.5%		
		B-9	Rise Arena Bldg.	13,131	2.2%		
		B-10	Yume-oka Office Tower	6,510	1.1%		
		B-11	Olinas Tower	31,300	5.4%		
		B-12	JPR Yokohama Bldg.	7,000	1.2%		
		B-13	JPR Omiya Bldg.	6,090	1.0%		
		B-14	Sencity Bldg.	13,870	2.4%		
		B-15	Nakano Central Park East	52,907	9.0%		
		Retail	B-1	Tanashi ASTA	10,200	1.7%	
			B-3	Cupo-la Main Bldg.	2,100	0.4%	
			B-4	JPR Musashikosugi Bldg.	7,254	1.2%	
	B-5		Musashiurawa Shopping Square	4,335	0.7%		
	Other Cities	Office	B-6	Kawasaki Dice Bldg.	15,080	2.6%	
			B-7	FUNDES Ueno	3,800	0.6%	
			B-8	FUNDES Kamata	8,010	1.4%	
B-9			Hotel Gracery Asakusa	6,700	1.1%		
C-1			Niigata Ekinan Center Bldg.	2,140	0.4%		
C-9			JPR Naha Bldg.	1,560	0.3%		
C-12			Sompo Japan Sendai Bldg.	3,150	0.5%		
C-13			Sompo Japan Wakayama Bldg.	1,670	0.3%		
C-14			Tenjin 121 Bldg.	2,810	0.5%		
C-17			JPR Dojima Bldg.	2,140	0.4%		
C-20			Yakuin Business Garden	10,996	1.9%		
C-21			JPR Shinsaibashi Bldg.	5,430	0.9%		
C-22			JPR Shinsaibashi West	3,776	0.6%		
C-23			GRAND FRONT OSAKA (Umekita Plaza and South Building)	21,000	3.6%		
C-24		GRAND FRONT OSAKA (North Building)	17,500	3.0%			
Retail		C-25	JPR Dojima West	2,565	0.4%		
		C-5	JPR Chayamachi Bldg.	6,000	1.0%		
	C-6	FUNDES Tenjin Nishidori	3,310	0.6%			
		C-7	The Royal Park Canvas Nagoya	6,500	1.1%		
Total				584,949	100.0%		

(Note 1) “Acquisition Price” does not include acquisition costs.

(Note 2) “Acquisition Price” is rounded down to the nearest million yen and percentages are rounded to the first decimal place.