



Japan Prime Realty Investment Corporation



Supplementary Material for the Press Release Announced on October 16, 2026

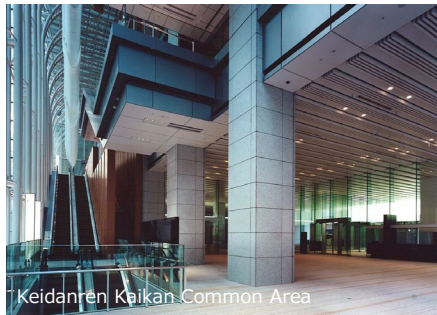
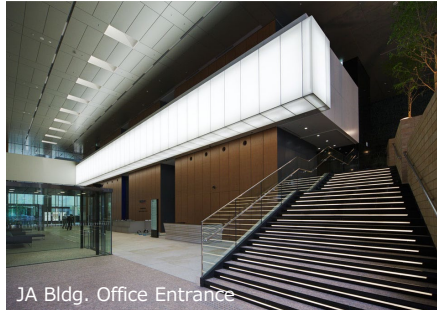
「Notice Concerning Acquisition of Property (Conclusion of Contract)
(Acquisition of “JA Building・Keidanren Kaikan”)」

Summary of Acquisition

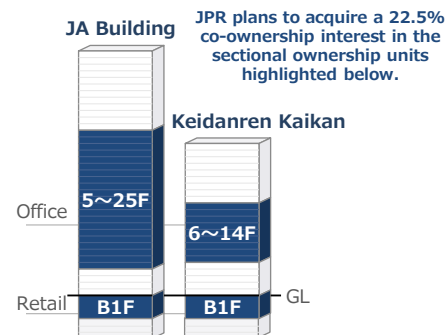
Acquire JA Building・Keidanren Kaikan, directly connected to Otemachi Station, by utilizing the sponsor pipeline. Enhance the potential for future internal growth by acquiring an asset with significant rent growth potential.

JA Building・Keidanren Kaikan

Photo taken from the northeast
Left: Keidanren Kaikan; Right: JA Bldg.



Planned Acquisition Date	October 23, 2026
Acquisition Price	32.8 billion yen
Appraisal Value	36.1 billion yen
Appraisal NOI Yield	3.3% (After-depreciation 3.0%)
Occupancy Rate	96.6%
Completion Date	April 2009
Seller	Tokyo Tatemono Co., Ltd



Rent Growth Potential

This asset's rent gap is significantly higher than the portfolio average. ※Portfolio rent gap : **14.9%** (as of June 30, 2026)

Widening rent gap amid rising market rents in Otemachi/Marunouchi Area.
Seek to realize rent growth potential by capturing opportunities upon renewals of the fixed-term lease.

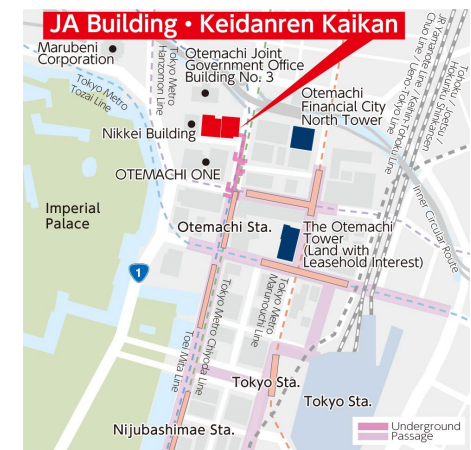
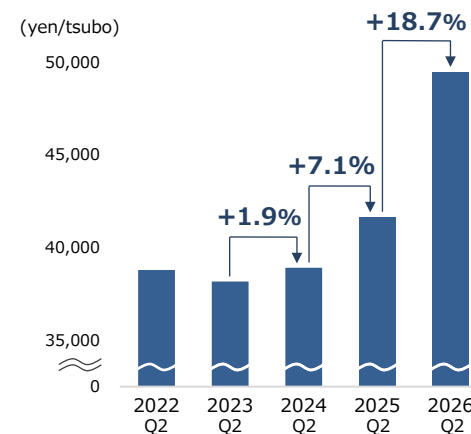
Market Rent Increase Rate in Otemachi/Marunouchi Area

+27.1%
(From 2024 Q2 to 2026 Q2)

Status of Contracts with Tenants

Fixed-term Lease Ratio **100%**
Average Remaining Lease Term **2.6 years**

Trends in Market Rent in Otemachi/Marunouchi Area*1



1. Prepared by TRIM based on the "All-Grade Estimated Contract Rent Data for the Marunouchi and Otemachi Area" provided by CBRE Inc.

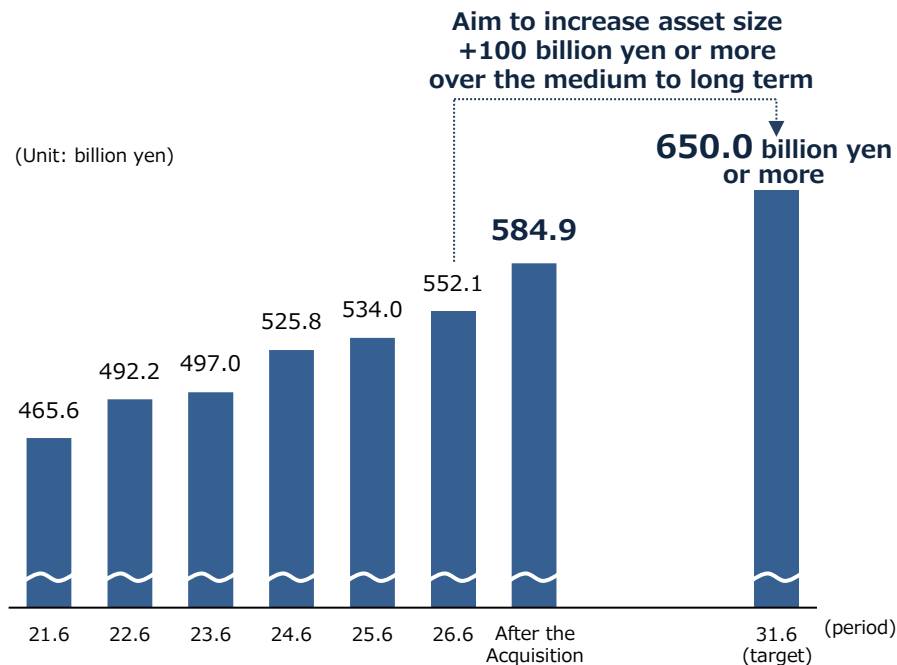
Enhancing Internal Growth Potential through Property Acquisition

Promote the transition to a portfolio with greater upside potential through the continued acquisition of assets with significant rent growth potential.

Target AUM

Acquisition Policy

- Assets with **competitive features** such as locations in proximity to train stations.
- Assets with **upside opportunities** in the medium and long term while contributing to portfolio return.
- Investment decisions will take **the implied cap rate** into consideration.



Overview of Major Acquisitions since Last Year*1

Acquire urban assets with significant room for rent growth by leveraging the sponsor pipeline.

Rent Gap **+25.2%**

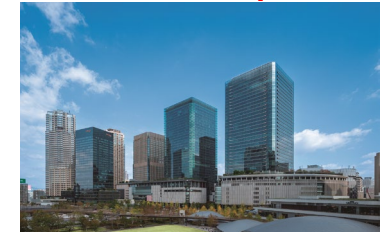


Nakano Central Park East
(47.0% ownership interest)

Additional acquisition in Feb. '25
Acquisition price: 24.1 bn. yen

※JPR's ownership interest increased to 100% as a result of the additional acquisition (Total acquisition price: 52.9 bn. yen)

Rent Gap **The biggest in the portfolio**



Grand Front Osaka
(4.6% ownership interest)

Additional acquisition in Dec. '25
Acquisition price: 17.2 bn. yen

※JPR's ownership interest increased to 9.5% as a result of the additional acquisition (Total acquisition price: 38.5 bn. yen)

Tokyo Tatemono's Pipeline

Strategic sale of noncurrent assets

Sales of **130 billion yen**
including cross-shareholdings

(based on sale price, cumulative total during the period of Tokyo Tatemono's Medium-term Business Plan)

※excerpt from Tokyo Tatemono's Medium-term Business Plan

Sale of real estate for sale

Approx. **265 billion yen**

(based on total investment amount, as of the end of June 2026)

※excerpt from Tokyo Tatemono's Presentation Material for the First Two Quarters of FY2026

*1. The rent gap is based on information as of the end of June 2026.

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