November 25, 2026

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 Early Repayment of Borrowings

Japan Prime Realty Investment Corporation today announced its decision to make early repayment of the borrowings as outlined below.

Details

1. Date of Repayment and Details of Borrowings Repaid

Date of Repayment: December 4, 2026 (planned)

Lender	Amount before Repayment	Amount of Repayment	Amount after Repayment	Drawdown Date	Prescribed Repayment Date
Mizuho Bank, Ltd.	¥5,000 million	¥2,000 million	¥3,000 million	October 23, 2026	July 5, 2027
Resona Bank, Ltd.	¥4,000 million	¥4,000 million	-	October 23, 2026	July 5, 2027

2. Funds for Repayment

The early repayment is scheduled to be executed using a long-term borrowing of ¥6,000 million (to be conducted).
Details of the long-term borrowing to be conducted will be announced when they are finalized.

3. Situation of Debts after the Repayment

(Yen in millions)

	Balance before Repayment	Balance after Repayment	Change
Short-Term Loans Payable	29,000	23,000	-6,000
Long-Term Loans Payable	222,100	228,100	+6,000
Investment Corporation Bonds	23,900	23,900	-
Interest-Bearing Debt	275,000	275,000	-

(Note 1) Long-term loans payable and investment corporation bonds each include the current portions.
(Note 2) Balance after Repayment mentioned above reflects the long-term borrowing of ¥6,000 million to be conducted.

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 25, 2026 with respect to the risks involved in repayment, etc. of the current borrowings.