



April 20, 2021

For Translation Purposes Only**For Immediate Release**

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

Notice Concerning Partial Early Repayment of Borrowing

Japan Prime Realty Investment Corporation (JPR) today announced its decision to make early repayment of the part of borrowing as outlined below.

Details

1. Date of Repayment and Details of Borrowing Repaid

Date of Early Repayment: April 30, 2021 (planned)

Lender	Amount before Repayment	Amount of Repayment	Amount after Repayment	Drawdown Date	Prescribed Repayment Date
Mizuho Bank, Ltd.	¥3,000 million	¥1,000 million	¥2,000 million	December 24, 2020	July 5, 2021

2. Funds for Repayment

The early repayment is scheduled to be executed using a long-term borrowing of ¥1,000 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	3,000	2,000	(1,000)
Long-Term Loans Payable	158,020	159,020	1,000
Investment Corporation Bonds	35,500	35,500	-
Interest-Bearing Debt	196,520	196,520	-
Ratio of Interest-Bearing Debt to Total Assets (Note 2)	40.6%	40.6%	-

(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 after the end of the fiscal period ended December 31, 2020 to the total assets as of the end of the fiscal period ended December 31, 2020.

(Note 3) Balance after Repayment mentioned above reflects the long-term borrowing of ¥1,000 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 March 26, 2021 with respect to the risks involved in repayment, etc. of the current borrowings.