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For Translation Purpose Only
For Immediate Release

Japan Prime Realty Investment Corporation
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Notice Concerning Borrowing

Japan Prime Realty Investment Corporation (JPR) today announced its decision to undertake borrowing as described below.

Details

1. Details of Borrowing

Lender	Amount	Interest Rate	Drawdown Date	Type of Borrowing and Repayment Method	Repayment Date
MUFG Bank, Ltd.	¥3,000 million	1.81687% fixed rate	September 5, 2025	Unsecured, non-guaranteed, principal repayment in full on maturity	March 3, 2034
MUFG Bank, Ltd.	¥3,000 million	1.7525% fixed rate	September 5, 2025	Unsecured, non-guaranteed, principal repayment in full on maturity	September 5, 2033
MUFG Bank, Ltd.	¥3,000 million	1.68937% fixed rate	September 5, 2025	Unsecured, non-guaranteed, principal repayment in full on maturity	March 4, 2033

2. Use of Funds

JPR will undertake these borrowings to repay the long-term borrowing of 1,000 million maturing on August 8, 2025, the long-term borrowing of 5,000 million maturing on August 29, 2025, and the long-term borrowing of 3,000 million maturing on September 5, 2025. For details of the concerned long-term borrowing, please refer to the “Notice Concerning Borrowing” released on August 4, 2017, August 25, 2017 and September 1, 2025.

3. Status of Debt after Additional Borrowing

(Yen in millions)

	Balance before Additional Borrowing	Balance after Additional Borrowing	Change
Short-Term Loans Payable	2,000	2,000	-
Long-Term Loans Payable	201,600	207,600	+6,000
Investment Corporation Bonds	27,900	27,900	-
Interest-Bearing Debt	231,500	237,500	-
Ratio of Interest-Bearing Debt to Total Assets (Note 2)	43.0%	43.7%	+0.6%

(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 and unitholders' capital after the end of the fiscal period ended June 30, 2025 to the total assets as of the end of the fiscal period ended June 30, 2025.



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, 2025 with respect to the risks involved in repayment, etc. of the current borrowings.