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For Translation Purpose Only

For Immediate Release

Japan Prime Realty Investment Corporation

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(Securities Code: 8955)

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(Corrections) Notice Concerning Partial Corrections to “Financial Report for the 47th Fiscal Period Results (January 1, 2025 - June 30,2025)”, “Jun. 2025 Period Presentation Material” and “Forty-Seventh Fiscal Period Reporting for Financial Results & Management Status (Asset Management Report)”

Japan Prime Realty Investment Corporation (JPR) hereby announces that it has corrected part of the contents of the “Financial Report for the 47th Fiscal Period Results (January 1, 2025 - June 30,2025)”, “Jun. 2025 Period Presentation Material” released as of August 15, 2025, and “Forty-Seventh Fiscal Period Reporting for Financial Results & Management Status (Asset Management Report)” in Japanese only dispatched as of September 9, 2025, as follows. Please note that the corrections are underlined in the documents.

Details

1. Contents of corrections in “Financial Report for the 47th Fiscal Period Results (January 1, 2025 - June 30,2025)”

(1) Page 5 > 1. Management Status > 1) Overview of Fiscal Period under Review > c) Portfolio Management Status > *Fund Procurement*

<Before correction>

(Omitted.)

As of the end of the 47th fiscal period, the balance of interest-bearing debts totaled 237.4 billion yen, with a balance of borrowings of 209.5 billion yen and a balance of investment corporation bonds of 27.9 billion yen. The ratio of interest-bearing debt to total assets (LTV) (Note 1) was 43.6%, long-term and fixed interest-bearing debt ratio (Note 2) was 87.4%, average debt cost (Note 3) was 0.84% and average maturity (Note 4) was 4.9 years as of the end of the fiscal period.

(Omitted.)

<After correction>

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(Omitted.)

2. Contents of corrections in “Jun. 2025 Period Presentation Material ”

(1) Page 26> 3-3.Finance > Financial Status > Status of interest-bearing debts > Average maturity

<Before correction>

	Dec. '24	jun. '25	Period-on-period comparison
Interest-bearing debt	230.4 billion yen	237.4 billion yen	+7.0 billion yen
LTV			
book value	42.8%	43.6%	+0.8pt
Appraisal value	34.4%	35.1%	+0.7pt
Average maturity	4.3 years	4.9 years	+0.6 years
Average debt cost	0.78%	0.84%	+0.06pt
Ratio of long-term, fixed interest rate debts	93.1%	87.4%	-5.7pt

<After correction>

	Dec. '24	jun. '25	Period-on-period comparison
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3. Contents of corrections in “Forty-Seventh Fiscal Period Reporting for Financial Results & Management Status (Asset Management Report)”

(1) Page 4 > 1. Overview of Asset Management > (2) 47th Fiscal Period Asset Management > 3) Portfolio Management Status > Fund Procurement

<Before correction>

(Omitted.)

As of the end of the 47th fiscal period, the balance of interest-bearing debts totaled 237.4 billion yen, with a balance of borrowings of 209.5 billion yen and a balance of investment corporation bonds of 27.9 billion yen. The ratio of interest-bearing debt to total assets (LTV) (Note 1) was 43.6%, long-term and fixed interest-bearing debt ratio (Note 2) was 87.4%, average debt cost (Note 3) was 0.84% and average maturity (Note 4) was 4.9 years as of the end of the fiscal period.

(Omitted.)

<After correction>

(Omitted.)

As of the end of the 47th fiscal period, the balance of interest-bearing debts totaled 237.4 billion yen, with a balance of borrowings of 209.5 billion yen and a balance of investment corporation bonds of 27.9 billion yen. The ratio of interest-bearing debt to total assets (LTV) (Note 1) was 43.6%, long-term and fixed interest-bearing debt ratio (Note 2) was 87.4%, average debt cost (Note 3) was 0.84% and average maturity (Note 4) was 4.4 years as of the end of the fiscal period.

(Omitted.)