



December 4, 2025

**For Translation Purposes Only****For Immediate Release**

Japan Prime Realty Investment Corporation  
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**(Corrections) Notice Concerning Partial Corrections to “Notice Concerning Issuance of New Investment Units and Secondary Offering”**

Japan Prime Realty Investment Corporation (“JPR”) announced that it has corrected part of the contents of the “Notice Concerning Issuance of New Investment Units and Secondary Offering ” as follows. Please note that the corrections are underlined in the documents.

## Details

Contents of corrections in “Notice Concerning Issuance of New Investment Units and Secondary Offering ”

## I Issuance of New Investment Units and Secondary Offering

< For Reference >

## 4. Amount of Funds to be Procured, Use and Schedule

## (2) Key information on the use of the funds to be procured and acquisition schedule

<Before correction>

(Omitted.)

| Property Number            | Asset to be Acquired                                    | Acquisition Price (planned)<br>(Millions of yen) | Settlement Date<br>(planned) |
|----------------------------|---|--|------------------------------|
| Office C-23<br>Office C-24 | GRAND FRONT<br>OSAKA<br>(4.6% co-ownership<br>interest) | 17,200   | December, 2025               |
| Retail B-8                 | FUNDES Kamata   | <u>8,101</u>                                     | December, 2025               |
| Retail B-9                 | Hotel Gracery<br>Asakusa                                | 6,700  | December, 2025               |

(Note1) JPR will deposit the procured funds in a financial institution until the time of expenditure.

(Note2) GRAND FRONT OSAKA refers collectively to the properties scheduled to be acquired “GRAND FRONT OSAKA (Umekita Plaza and South Building)” and “GRAND FRONT OSAKA (North Building).”

Note: This press release has been prepared for the purpose of announcing to the public certain matters relating to the issuance of new investment units and secondary offering of investment units, and has not been prepared for the purpose of soliciting investment. This press release does not constitute an offer of securities in the United States of America. The securities referred to above have not been, and will not be, registered under the United States Securities Act of 1933, as amended (the “Securities Act”). The securities may not be offered or sold in the United States absent registration or an exemption from registration under the Securities Act. The securities referred to above will not be publicly offered or sold in the United States.

<After correction>

(Omitted.)

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