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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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**Notice Concerning Borrowing (Green Loan)**

Japan Prime Realty Investment Corporation (JPR) today announced its decision to take out green loans to further promote sustainability initiatives and strengthen its financial base through the diversification of financing.

**Details****1. Details of Borrowing**

Lender	Amount	Interest Rate	Drawdown Date	Type of Borrowing and Repayment Method	Repayment Date
Mizuho Bank, Ltd. (Green Loan)	¥6,500 Million	0.91636% (base interest rate + 0.1%) (Note 1)	December 19, 2025	Unsecured, non-guaranteed, principal repayment in full on maturity	July 3, 2026

(Note 1) The base interest rate will be the one-month Japanese Yen Tokyo Interbank Offered Rate (TIBOR) published by the General Incorporated Association JBA TIBOR Administration (JBATA). Please refer to the JBATA website (<https://www.jbatibor.or.jp/rate/>) for the latest and historical JBA Japanese Yen TIBOR rates.

(Note 2) As for the green loans, loans will be taken out based on the Sustainability Finance Framework established by JPR. For details of the Sustainability Finance Framework, please refer to our website.

[https://www.jpr-reit.co.jp/ja/sustainability/e\\_green\\_finance.html](https://www.jpr-reit.co.jp/ja/sustainability/e_green_finance.html)

(Note 3) The green loans will be used for the acquisition of GRAND FRONT OSAKA (referring collectively to GRAND FRONT OSAKA (Umekita Plaza and South Building) and GRAND FRONT OSAKA (North Building), which are the assets to be acquired), which is an eligible green asset. Concerning the Eligible Assets for which the Proceeds will be used, the Director and General Manager, Finance and Administration Division and CFO will evaluate and select them after discussions on conformity to the eligibility criteria by the Sustainability Group of the Finance and Investor Relation Department at Tokyo Tatemono Realty Investment Management, Inc. and confirmation by the Sustainability Committee for which the CEO serves as the chairperson.

**2. Use of Funds**

JPR will undertake this borrowing as funds to acquire the Eligible Asset (GRAND FRONT OSAKA) on December 19, 2025. For details of the Eligible Assets, please refer to 【Notice Concerning Acquisition and Sale of Properties (Conclusion of Contracts) (Acquisition of “GRAND FRONT OSAKA”, “FUNDES Kamata” and “Hotel Gracery Asakusa” and Sale of “JPR Yokohama Nihon Odori Bldg.” and “Minami azabu Bldg.”) released on November 28, 2025.

**3. Status of Debt after Additional Borrowing**

(Yen in millions)

	Balance before Additional Borrowing	Balance after Additional Borrowing	Change
Short-Term Loans Payable	-	6,500	+6,500
Long-Term Loans Payable	209,600	209,600	-
Investment Corporation Bonds	27,900	27,900	-
Interest-Bearing Debt	237,500	244,000	+6,500

(Note 1) Long-Term Loans Payable and Investment Corporation Bonds each include the current portions.

**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 26, 2025 and Securities Registration Statement filed on November 28, 2025 with respect to the risks involved in repayment, etc. of the current borrowings.