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For Translation Purposes Only

For Immediate Release

Japan Prime Realty Investment Corporation
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Notice Concerning Results of New Investment Units to be Issued through Third Party Allotment

Japan Prime Realty Investment Corporation (JPR) announced that the allottee informed JPR that it will purchase all of the investment units to be issued through the third-party allotment as resolved along with a resolution at the Board of Directors Meetings held on November 28, 2025 and December 3, 2025 to issue additional new investment units (the “Primary Offering”) and conduct a secondary offering (the “Secondary Offering through Over-Allotment”).

Details

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| (1) Total number of new investment units to be issued: | 5,000 units
(Planned number of units to be issued: 5,000 units) |
| (2) Gross proceeds (total purchase price): | 495,375,000 yen
(99,075 yen per unit) |
| (3) Subscription date: | December 24, 2025 (Wednesday) |
| (4) Payment date: | December 25, 2025 (Thursday) |
| (5) Third-party allottee: | The lead underwriter |

Note: This document is a press release for a public announcement regarding the issuance of new investment units through the third-party allotment and has not been prepared for the purpose of soliciting any 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.



(Reference)

1. The abovementioned issuance of new investment units through third-party allotment was resolved at JPR's Board of Directors Meetings held on November 28, 2025 and December 3, 2025, along with the Public Offering and the Secondary Offering through Over-Allotment.

For details of the third-party allotment, please refer to the "Notice Concerning Issuance of New Investment Units and Secondary Offering" dated November 28, 2025, the "Notice Concerning Determination of Price, Etc. for the Issuance of New Investment Units and Secondary Offering" dated December 3, 2025 and the "(Corrections) Notice Concerning Partial Corrections to "Notice Concerning Issuance of New Investment Units and Secondary Offering"" dated December 4, 2025.

2. Change in total number of issued investment units through the third-party allotment

Current number of issued investment units:	4,043,256 units
Increase in number of investment units through the third-party allotment:	5,000 units
Total number of issued investment units after the third-party allotment:	4,048,256 units

3. Use of the proceeds to be procured through the third-party allotment

JPR will use the proceeds of 495,375,000 yen from the issuance of new investment units through the third-party allotment as part of funds for future acquisition of specified assets or repayment of borrowings.

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

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