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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

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
Mizuho Bank, Ltd.	¥5,000 million	1.24318% (Base interest rate +0.385%) (Note1)	February 4, 2026	Unsecured, non-guaranteed, principal repayment in full on maturity	February 4, 2036

(Note 1) Base interest rate shall be the 1-month JBA Japanese Yen TIBOR. Please refer to the JBA TIBOR Administration's website (<http://www.jbatibor.or.jp/english/rate/>) for the JBA Japanese Yen TIBOR.

2. Use of Funds

JPR will undertake this borrowing to repay the long-term borrowing of ¥5,000 million which will become due for repayment on February 4, 2026. For details of the concerned long-term borrowing, please refer to the "Notice Concerning Borrowing" released on February 2, 2016.

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	244,000	244,000	-

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