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For Translation Purpose Only**For Immediate Release**

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Notice Concerning Property Acquisition (Conclusion of Contract)
“Additional Acquisition of JPR Dojima West”

Japan Prime Realty Investment Corporation (JPR) announced that Tokyo Tatemono Realty Investment Management, Inc. (TRIM), the asset management company to which JPR entrusts management of its assets, today decided to implement additional acquisition of a property (hereinafter the “Acquisition”), as described below.

Details

1. Reason for Acquisition

JPR decided to acquire the property as part of its growth strategy aimed at improving portfolio quality and profitability.

The property offers excellent transportation access, located a 5-minute walk from Nishi-Umeda Station on the Osaka Metro Yotsubashi Line and a 9-minute walk from JR Osaka Station. Nearby, the ONE DOJIMA PROJECT, which comprises Brillia Tower Dojima and the Four Seasons Hotel Osaka, both developed by Tokyo Tatemono Co., Ltd., JPR’s sponsor, and others, has commenced operations, further enhancing the area’s competitiveness.

JPR has held an ownership interest equivalent to 95.4% of the property and the percentage of ownership interest will be 100% after the acquisition.

2. Acquisition Details

Property Name	Asset Class	Acquisition Price	Appraisal Value	NOI Yield	NOI Yield after Depreciation
JPR Dojima West (141.50 m ² on 1st floor)	Office	105 million yen	133 million yen	5.3%	4.7%

- (1) Contract Date: March 25, 2026
- (2) Planned Acquisition Date: March 26, 2026
- (3) Seller: Tokyo Tatemono Co., Ltd.
- (4) Funding: Own funds
- (5) Payment Method: Lump-sum payment at the time of delivery
- (6) Brokerage: None



(NOTE 1) “Acquisition Price” excludes acquisition costs, property taxes, city planning taxes and consumption taxes.

(NOTE 2) “NOI Yield” is NOI divided by the acquisition price and is rounded to the first decimal place. “NOI” is net operating income stated in the real estate appraisal report.

(NOTE 3) “NOI Yield after Depreciation” is NOI after depreciation divided by the acquisition price and is rounded to the first decimal place. “NOI after Depreciation” is NOI less forecast depreciation.

3. Details of Property for Acquisition

Property Name	JPR Dojima West
Location	3-5 Dojima 2-chome, Kita-ku, Osaka City, Osaka Prefecture
Asset Type	Real estate
Asset Class	Office
Type of Structure	Steel construction, RC flat roofed, B1/7F
Type of Ownership	Land: Ownership (Share of the right of site: 14,791/321,934) Building: Sectional Ownership [part of the 1st floor] (Proprietary floor area 141.50 m ²)
Site Area	Land: Total site area 938.01 m ² (entire area) Building: Gross floor area 4,977.52 m ² (entire building)
Completion Date	July 1996
Probable Maximum Loss (PML)	4.6% (Sompo Risk Management Inc.)
Acquisition Price	105 million yen
Appraisal Value (Appraisal Date)	133 million yen (as of January 31, 2026)
Appraiser	Japan Valuers Co., Ltd.
Collateral	None
Status of Leasing	
Number of Tenants	1
Rent Revenue, Common Charges (Annual)	Not disclosed
Lease and Guarantee Deposits	Not disclosed
Total Leased Floor Space	147.91 m ²
Total Leasable Floor Space	147.91 m ²
Occupancy Rate	100%
Remarks	None in particular

(NOTE 1) All amounts less than one million yen have been rounded down, and all rates have been rounded to the first decimal place.

(NOTE 2) “Location” indicates the residential address.

(NOTE 3) The information in “Asset Class,” “Type of Structure” and “Completion Date” is as stated in the registry.

(NOTE 4) “Status of Leasing” indicates the figures at the time of the conclusion of relevant agreements for the portion planned for acquisition in this transaction.

(NOTE 5) “Rent Revenue, Common Charges (Annual)” and “Lease and Guarantee Deposits” are not disclosed because approval for disclosure is not acquired from the tenant.

4. Seller Profile

Company Name	Tokyo Tatemono Co., Ltd.
Head Office Address	9-9, Yaesu 1-chome, Chuo-ku, Tokyo
Representative	Katsuhito Ozawa, President and CEO and Executive Officer
Paid-in Capital	92,451 million yen
Principal Activities	Real estate business

Establishment	October 1, 1896
Consolidated Net Assets	603,137 million yen (as of December 31, 2025)
Consolidated Total Assets	2,272,720 million yen (as of December 31, 2025)
Major Shareholders and Shareholding Ratios (as of December 31, 2025)	The Master Trust Bank of Japan, Ltd. (Trust Account): 18.49% Custody Bank of Japan, Ltd. (Trust Account): 11.59% Japan Securities Finance Co., Ltd.: 2.29%
Relationship with JPR and TRIM	
Capital Relationship	As of the fiscal period ended December 31, 2025, Tokyo Tatemono Co., Ltd. owned investment units of JPR equivalent to 3.03% of the investment units issued and outstanding. In addition, the concerned company owned 100% of the shares issued and outstanding in TRIM.
Personal Relationship	As of the fiscal period ended December 31, 2025, nine of the officers and employees of TRIM (excluding part-time directors) were those seconded from the concerned company.
Business Relationship	The concerned company is the former owner and former trust beneficiary of some of the assets held by JPR, and has also entered into several ancillary service contracts related to JPR's assets.
Related Party or Not	The concerned company does not fall within the definition of a related party of JPR. The concerned company falls within the definition of a related party of TRIM.
Other	The concerned company is a shareholder of TRIM and falls within the scope of interested parties as defined in the rules of JPR's Board of Directors as well as within the scope of related parties as defined in the Enforcement Order for the Act on Investment Trusts and Investment Corporations. Accordingly, JPR's Board of Directors has provided its authorization before entering into an agreement with the concerned company.

5. Profile of Previous Owners

	Seller (Previous Owner)	Owner prior to the previous owner
Company Name	Tokyo Tatemono Co., Ltd.	Except for those with a special interest
Relationship with Parties Having Special Interest Relationship	Refer to "Seller Profile" above	–
Background and Reason of Acquisition	Acquisition for the purpose of investment and management	–
Acquisition Price	Omitted as the property has been owned for more than a year	–
Acquisition Date	December 2017	–

6. Outlook

The impact of the Acquisition on the operating results of JPR is minimal, and JPR will not change its operating forecasts for the fiscal periods ending June 30, 2026 and December 31, 2026.

7. Updated Overview of Appraisal Report

Property Name	JPR Dojima West
Appraisal Value	133 million yen
Real Estate Appraiser	Japan Valuers Co., Ltd.
Appraisal Date	January 31, 2026
Types of Value	Fair value

Item	Amount (thousand yen)	General Outline
Appraisal Value by Capitalization Method	133,000	Valued using the DCF and direct capitalization methods
Appraisal Value by Direct Capitalization Method	131,000	
Operating Revenue	—	Not disclosed ^(Note 1)
Potential Gross Cash Flow	—	
Loss from Vacancies	—	
Operating Expenses	—	
Maintenance Expenses and Property Management Fee	—	
Utilities Expenses	—	
Repairs and Maintenance	—	
Tenant Solicitation Expenses	—	
Tax and Public Dues	—	
Insurance Premium	—	
Other Expenses	—	
Net Operating Income	5,533	
Profit through Management of Temporary Deposits, Etc.	—	
Capital Expenditure	—	
Net Cash Flow	4,850	Net Operating Income + Profit through Management of Temporary Deposits, Etc. - Capital Expenditure
Capitalization Rate	3.7%	Assessed considering the location and individuality of the property and referencing market-derived capitalization rates for the same purpose
Appraisal Value through the Discount Cash Flow (DCF) Method	135,000	
Discount Rate	3.4%	Assessed considering the location and individuality of the property and referencing market-derived capitalization rates for the same purpose
Terminal Capitalization Rate	3.8%	Valued by taking into account the above capitalization rate and uncertainties, etc.
Appraisal Value by Cost Method	132,000	
Land Ratio	92.4%	
Building Ratio	7.6%	
Other Items Considered upon Appraisal	None in particular	

(Note 1) Figures are not disclosed as no consent for disclosure has been obtained from the tenant.

[Attachment]

Real Estate Portfolio after the Acquisition

(yen in millions)

Area	Asset Class	Property No.	Property Name	Acquisition Price	Investment Ratio	Investment Ratio by Area			
Central Tokyo	Office	A-1	Kanematsu Bldg.	16,276	2.9%	45.7%			
		A-2	Kanematsu Bldg. Annex	2,874	0.5%				
		A-3	JPR Ningyocho Bldg.	2,100	0.4%				
		A-4	Shin-Kojimachi Bldg.	2,420	0.4%				
		A-6	MS Shibaura Bldg.	11,200	2.0%				
		A-9	JPR Ichigaya Bldg.	5,100	0.9%				
		A-10	Oval Court Ohsaki Mark West	3,500	0.6%				
		A-11	Shinjuku Square Tower	14,966	2.7%				
		A-12	BYGS Shinjuku Bldg.	15,121	2.7%				
		A-13	Across Shinkawa Bldg. Annex	710	0.1%				
		A-14	Shinjuku Center Bldg.	24,320	4.4%				
		A-16	Shinagawa Canal Bldg.	2,041	0.4%				
		A-17	Rokubancho Bldg.	2,800	0.5%				
		A-18	JPR Harajuku Bldg.	8,400	1.5%				
		A-20	JPR Nihonbashi-horidome Bldg.	5,100	0.9%				
		A-22	Ginza Sanwa Bldg.	3,400	0.6%				
		A-23	The Otemachi Tower (land with Leasehold Interest)	36,000	6.5%				
		A-24	Science Plaza - Yonbancho Plaza	2,660	0.5%				
		A-25	Shibadaimon Center Bldg.	4,213	0.8%				
		A-26	Tokyo Square Garden	18,400	3.3%				
		A-27	JPR Kojimachi Bldg.	5,750	1.0%				
		A-28	Otemachi Financial City North Tower	11,400	2.1%				
		A-29	Tokyo Tatemono Higashi-Shibuya Bldg.	11,300	2.0%				
		A-30	Ochanomizu Sola City	6,490	1.2%				
		Central Tokyo	Retail	A-1	JPR Shibuya Tower Records Bldg.		12,000	2.2%	45.7%
				A-3	JPR Jingumae 432		4,275	0.8%	
				A-4	Shinjuku Sanhome East Bldg.		2,740	0.5%	
				A-5	Yurakucho Ekimae Bldg. (Yurakucho Itocia)		3,400	0.6%	
				A-6	JPR Ginza Namiki-dori Building		10,100	1.8%	
				A-7	FUNDES Suidobashi		3,250	0.6%	
Greater Tokyo	Office			B-1	Arca East Bldg.	5,880	1.1%	37.9%	
		B-2	JPR Chiba Bldg.	2,350	0.4%				
		B-5	Shinyokohama 2nd Center Bldg.	1,490	0.3%				
		B-6	Kawaguchi Center Bldg.	8,100	1.5%				
		B-8	Tachikawa Business Center Bldg.	3,188	0.6%				
		B-9	Rise Arena Bldg.	13,131	2.4%				
		B-10	Yume-ooka Office Tower	6,510	1.2%				
		B-11	Olinas Tower	31,300	5.7%				
		B-12	JPR Yokohama Bldg.	7,000	1.3%				
		B-13	JPR Omiya Bldg.	6,090	1.1%				
		B-14	Sencity Bldg.	13,870	2.5%				
		B-15	Nakano Central Park East	52,907	9.6%				
		Greater Tokyo	Retail	B-1	Tanashi ASTA	10,200	1.8%		37.9%
				B-3	Cupo-la Main Bldg.	2,100	0.4%		
				B-4	JPR Musashikosugi Bldg.	7,254	1.3%		
				B-5	Musashiurawa Shopping Square	4,335	0.8%		
				B-6	Kawasaki DICE Bldg.	15,080	2.7%		
B-7	FUNDES Ueno			3,800	0.7%				
B-8	FUNDES Kamata			8,010	1.5%				
B-9	Hotel Gracery Asakusa			6,700	1.2%				
Other Cities	Office			C-1	Niigata Ekinan Center Bldg.	2,140	0.4%	16.4%	
		C-9	JPR Naha Bldg.	1,560	0.3%				
		C-12	Sompo Japan Sendai Bldg.	3,150	0.6%				
		C-13	Sompo Japan Wakayama Bldg.	1,670	0.3%				
		C-14	Tenjin 121 Bldg.	2,810	0.5%				
		C-17	JPR Dojima Bldg.	2,140	0.4%				
		C-20	Yakuin Business Garden	10,996	2.0%				
		C-21	JPR Shinsaibashi Bldg.	5,430	1.0%				
		C-22	JPR Shinsaibashi West	3,776	0.7%				
		C-23	GRAND FRONT OSAKA (Umekita Plaza and South Building)	21,000	3.8%				
		C-24	GRAND FRONT OSAKA (North Building)	17,500	3.2%				
		C-25	JPR Dojima West	2,565	0.5%				
		Other Cities	Retail	C-5	JPR Chayamachi Bldg.	6,000	1.1%		16.4%
				C-6	FUNDES Tenjin Nishi Dori	3,310	0.6%		
				C-7	The Royal Park Canvas Nagoya	6,500	1.2%		
Total				552,149	100.0%				

(Note 1) "Acquisition Price" does not include acquisition costs.

(Note 2) "Acquisition Price" is rounded down to the nearest million yen and percentages are rounded to the first decimal place.