



May 25, 2026

**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
The Nishi-Nippon City Bank, Ltd.	¥1,000 million	2.54% fixed rate	May 27, 2026	Unsecured, non-guaranteed, principal repayment in full on maturity	May 27, 2033
The Nishi-Nippon City Bank, Ltd.	¥1,000 million	2.37375% fixed rate	May 27, 2026	Unsecured, non-guaranteed, principal repayment in full on maturity	May 27, 2032
The Nishi-Nippon City Bank, Ltd.	¥1,000 million	2.1975% fixed rate	May 27, 2026	Unsecured, non-guaranteed, principal repayment in full on maturity	May 27, 2031

**2. Use of Funds**

JPR will undertake this borrowing to repay the long-term borrowing of ¥3,000 million which will become due for repayment on May 27, 2026. For details of the concerned long-term borrowing, please refer to the “Notice Concerning Borrowing” released on May 25, 2016.

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

(Yen in millions)

	Balance before Additional Borrowing	Balance after Additional Borrowing	Change
Short-Term Loans Payable	5,500	5,500	-
Long-Term Loans Payable	209,600	209,600	-
Investment Corporation Bonds	27,900	27,900	-
Interest-Bearing Debt	243,000	243,000	-

(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 March 26, 2026 with respect to the risks involved in repayment, etc. of the current borrowings.