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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 Early Repayment of Borrowing**

Japan Prime Realty Investment Corporation today announced its decision to make early repayment of the borrowing as outlined below.

**Details****1. Date of Repayment and Details of Borrowing Repaid**

Date of Repayment: June 5, 2026 (planned)

Lender	Amount before Repayment	Amount of Repayment	Amount after Repayment	Drawdown Date	Prescribed Repayment Date
Mizuho Bank, Ltd.	¥5,500 million	¥4,500 million	¥1,000 million	December 19, 2025	July 3, 2026

**2. Funds for Repayment**

The early repayment is scheduled to be executed using a long-term borrowing of ¥4,500 million (to be conducted).

Details of the long-term borrowing to be conducted will be announced when they are finalized.

**3. Situation of Debts after the Repayment**

(Yen in millions)

	Balance before Repayment	Balance after Repayment	Change
Short-Term Loans Payable	5,500	1,000	-4,500
Long-Term Loans Payable	209,600	214,100	+4,500
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.

(Note 2) Balance after Repayment mentioned above reflects the long-term borrowing of ¥4,500 million to be conducted.

**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.