



June 3, 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 (Green Loan)**

Japan Prime Realty Investment Corporation (JPR) today announced its decision to take out green loans to further promote sustainability initiatives and strengthen its financial base through the diversification of financing.

**Details****1. Details of Borrowing**

| Lender   | Amount         | Interest Rate                      | Drawdown Date | Type of Borrowing and Repayment Method                             | Repayment Date |
|--|----------------|------------------------------------|---------------|--|----------------|
| Sumitomo Mitsui Banking Corporation (Green Loan) | ¥3,000 million | Base interest rate +0.335% (Note1) | June 5, 2026  | Unsecured, non-guaranteed, principal repayment in full on maturity | June 5, 2035   |
| The Minato Bank, Ltd. (Green Loan)               | ¥1,000 million | Base interest rate +0.215% (Note1) | June 5, 2026  | Unsecured, non-guaranteed, principal repayment in full on maturity | June 5, 2035   |
| The Kiyo Bank, Ltd. (Green Loan)                 | ¥500 million   | Base interest rate +0.235% (Note1) | June 5, 2026  | Unsecured, non-guaranteed, principal repayment in full on maturity | June 3, 2033   |

(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.

(Note 2) As for the green loan, loan will be taken out based on the Sustainability Finance Framework established by JPR. For details of the Sustainability Finance Framework, please refer to our website [https://www.jpr-reit.co.jp/en/sustainability/e\\_green\\_finance.html](https://www.jpr-reit.co.jp/en/sustainability/e_green_finance.html)

(Note 3) The green loan will be used for the repayment of loan needed to acquire GRAND FRONT OSAKA (referring collectively to GRAND FRONT OSAKA (Umekita Plaza and South Building) and GRAND FRONT OSAKA (North Building)) , which is an eligible green asset.

Concerning the Eligible Assets for which the Proceeds will be used, the Director and General Manager, Finance and Administration Division and CFO will evaluate and select them after discussions on conformity to the eligibility criteria by the Sustainability Group of the Finance and Investor Relation Department at Tokyo Tatemono Realty Investment Management, Inc. and confirmation by the Sustainability Committee for which the CEO serves as the chairperson.

**2. Use of Funds**

JPR will undertake these borrowings to repay the early repayment of the short-term borrowing of ¥4,500 million, scheduled for June 5, 2026. For the details of the early repayment of borrowing, please refer to the "Notice Concerning Early Repayment of Borrowing" announced on May 27, 2026.

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

(Yen in millions)

|                              | Balance before<br>Additional Borrowing | Balance after<br>Additional Borrowing | 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.

**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.