Japan Prime Realty Investment Corporation

July 17, 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
The Chiba Bank, Ltd. (Green Loan)	¥2,000 million	Base interest rate +0.17%) (Note1)	July 22, 2026	Unsecured, non-guaranteed, principal repayment in full on maturity	July 20, 2035
The Yamaguchi Bank, Ltd. (Green Loan)	¥1,000 million	2.815% fixed rate	July 22, 2026	Unsecured, non-guaranteed, principal repayment in full on maturity	July 21, 2034
The Bank of Iwate, Ltd. (Green Loan)	¥1,000 million	1.785% fixed rate	July 22, 2026	Unsecured, non-guaranteed, principal repayment in full on maturity	July 20, 2029

(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

(Note 3) The green loan will be used for the redemption of investment corporation bonds needed to acquire Yume-ooka Office Tower, 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 fund the redemption of investment corporation bonds of ¥4,000 million which will mature on July 22, 2026. For details of the concerned investment corporation bonds, please refer to the "Notice Concerning Issuance of investment corporation bonds" released on July 11, 2014.

3. Status of Debt after Additional Borrowing

(Yen in millions)

	Balance before Additional Borrowing	Balance after Additional Borrowing	Change
Short-Term Loans Payable	-	-	-
Long-Term Loans Payable	215,100	219,100	+4,000
Investment Corporation Bonds	27,900	23,900	-4,000
Interest-Bearing Debt	243,000	243,000	-

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.