Japan Prime Realty Investment Corporation

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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 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
Hachijuni Nagano Bank, Ltd.	¥1,000 million	2.618% fixed rate	September 24, 2026	Unsecured, non-guaranteed, principal repayment in full on maturity	September 24, 2031

2. Use of Funds

JPR will undertake this borrowing to repay the long-term borrowing of ¥1,000 million which will become due for repayment on September 24, 2026. For details of the concerned long-term borrowing, please refer to the "Notice Concerning Borrowing" released on September 21, 2021.

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	219,100	219,100	-
Investment Corporation Bonds	23,900	23,900	-
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.