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For Translation Purpose Only
For Immediate Release

Japan Prime Realty Investment Corporation
 Satoshi Eida, Executive Officer
 (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 loan 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
Mitsui Sumitomo Insurance Company, Limited (Green Loan)	¥1,000 million	2.405% fixed rate	October 2, 2026	Unsecured, non-guaranteed, principal repayment in full on maturity	October 2, 2029

(Note 1) 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 2) The green loan will be used for the repayment of loan 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 this borrowing to repay the long-term borrowing of ¥1,000 million which will become due for repayment on October 2, 2026. For details of the concerned long-term borrowing, please refer to the “Notice Concerning Borrowing” released on October 2, 2019.

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 September 25, 2026 with respect to the risks involved in repayment, etc. of the current borrowings.