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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
The Yamanashi Chuo Bank, Ltd.	¥1,000 million	0.6% fixed rate	April 30, 2021	Unsecured, non-guaranteed, principal repayment in full on maturity	April 30, 2030

2. Use of Funds

JPR will undertake this borrowing to repay the partial early repayment of a short-term borrowing of ¥3,000 million which will become due for repayment on July 5, 2021.

3. Status of Debt after Additional Borrowing

(Yen in millions)

	Balance before Additional Borrowing	Balance after Additional Borrowing	Change
Short-Term Loans Payable	3,000	2,000	(1,000)
Long-Term Loans Payable	158,020	159,020	1,000
Investment Corporation Bonds	35,500	35,500	-
Interest-Bearing Debt	196,520	196,520	-
Ratio of Interest-Bearing Debt to Total Assets (Note 2)	40.6%	40.6%	-

(Note 1) Long-Term Loans Payable and Investment Corporation Bonds each include the current portions.

(Note 2) Ratio of Interest-Bearing Debt to Total Assets mentioned above is calculated using the following formula and then rounded to the first decimal place:

Ratio of Interest-Bearing Debt to Total Assets (%) = Interest-Bearing Debt ÷ Total Assets x 100

Total Assets is calculated by adding or subtracting the increase or decrease in Interest-Bearing Debt after the end of the fiscal period ended December 31, 2020 to the total assets as of the end of the fiscal period ended December 31, 2020.

(Note 3) Balance after Additional Borrowing in the table above reflects the partial early repayment. For further details, please refer to the "Notice Concerning Partial Early Repayment of Borrowing" separately announced April 20, 2021.

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, 2021 with respect to the risks involved in repayment, etc. of the current borrowings.