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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 |
|---------------------------------|----------------|-------------------|---------------|--|----------------|
| Development Bank of Japan, Ltd. | ¥800 million | 0.6 % fixed rate | June 25, 2021 | Unsecured, non-guaranteed, principal repayment in full on maturity | June 25, 2030 |
| MUFG Bank, Ltd. | ¥4,000 million | 0.45 % fixed rate | June 25, 2021 | Unsecured, non-guaranteed, principal repayment in full on maturity | June 23, 2028 |

2. Use of Funds

JPR will undertake this borrowing to repay the partial repayment of a longterm borrowing of ¥4,820 million which will become due for repayment on June 25, 2021. Furthermore, as for the difference between the repayment amount and the amount of this borrowing, cash and deposits is to be allocated.

3. Status of Debt after Additional Borrowing

(Yen in millions)

| | Balance before Additional Borrowing | Balance after Additional Borrowing | Change |
|---|-------------------------------------|------------------------------------|--------|
| Short-Term Loans Payable | 2,000 | 2,000 | - |
| Long-Term Loans Payable | 159,020 | 159,000 | (20) |
| Investment Corporation Bonds | 35,500 | 35,500 | - |
| Interest-Bearing Debt | 196,520 | 196,500 | (20) |
| 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.

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.