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For Translation Purposes Only**For Immediate Release**

Japan Prime Realty Investment Corporation
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Notice Concerning Partial Early Repayment of Borrowing

Japan Prime Realty Investment Corporation (JPR) today announced its decision to make early repayment of the part of borrowing as outlined below.

Details**1. Date of Repayment and Details of Borrowing Repaid**

Date of Early Repayment: December 7, 2021 (planned)

Lender	Amount before Repayment	Amount of Repayment	Amount after Repayment	Drawdown Date	Prescribed Repayment Date
Mizuho Bank, Ltd.	¥2,000 million	¥1,400 million	¥600 million	July 5, 2021	July 5, 2022
Resona Bank, Limited	¥2,000 million	¥1,000 million	¥1,000 million	October 28, 2021	July 5, 2022

2. Funds for Repayment

The early repayment is scheduled to be executed using the net proceeds from the issuance of the 27th Series of Unsecured Investment Corporation Bonds (Sustainability Bonds)(hereinafter referred to as the “Sustainability Bonds”) and the 28th Series of Unsecured Investment Corporation Bonds (Green Bonds)(hereinafter referred to as the “Green Bonds”) which will be paid on December 7, 2021. Details of the Investment Corporation Bonds are described in the “Notice Concerning Issuance of Investment Corporation Bonds (Sustainability Bonds)” and “Notice Concerning Issuance of Investment Corporation Bonds (Green Bonds)” announced today.

3. Situation of Debts after the Repayment

(Yen in millions)

	Balance before Repayment	Balance after Repayment	Change
Short-Term Loans Payable	4,000	1,600	(2,400)
Long-Term Loans Payable	159,000	159,000	-
Investment Corporation Bonds	35,500	37,900	2,400
Interest-Bearing Debt	198,500	198,500	-
Ratio of Interest-Bearing Debt to Total Assets (Note 2)	40.8%	40.8%	-

(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 June 30, 2021 to the total assets as of the end of the fiscal period ended June 30, 2021.

(Note 3) Balance after Repayment mentioned above reflects the issuance of the 2,400million investment corporation bonds of which payment date is December 7, 2021, announced in the press release titled “Notice Concerning Issuance of Investment Corporation Bonds (Sustainability Bonds)” and “Notice Concerning Issuance of Investment Corporation Bonds (Green Bonds)” dated today.



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 27, 2021 with respect to the risks involved in repayment, etc. of the current borrowings.