



December 22, 2021

**For Translation Purpose Only**  
**For Immediate Release**

Japan Prime Realty Investment Corporation  
 Yoshihiro Jozaki, Executive Officer  
 (Securities Code: 8955)  
 Asset Management Company:  
 Tokyo Realty Investment Management, Inc.  
 Yoshihiro Jozaki, President and CEO  
 Inquiries: Yoshinaga Nomura, Director and CFO  
 (TEL: +81-3-3516-1591)

**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
Mizuho Bank, Ltd.	¥7,400 million	0.15727% (Base interest rate+0.1%) (Note 1)	December 24, 2021	Unsecured, non-guaranteed, principal repayment in full on maturity	July 5, 2022
Resona Bank, Limited	¥3,000 million	0.15727% (Base interest rate+0.1%) (Note 1)	December 24, 2021	Unsecured, non-guaranteed, principal repayment in full on maturity	July 5, 2022

(Note 1) Base interest rate shall be the 3-month JBA Japanese Yen TIBOR. Please refer to the JBA TIBOR Administration's website (<http://www.jbatibor.or.jp/english/rate/>) for the JBA Japanese Yen TIBOR.

**2. Use of Funds**

JPR will undertake the borrowings to acquire specified assets (planned to be acquired).

Details of the acquisition of the specified asset will be announced once determined.

**3. Status of Debt after Additional Borrowing**

(Yen in millions)

	Balance before Additional Borrowing	Balance after Additional Borrowing	Change
Short-Term Loans Payable	1,600	12,000	+10,400
Long-Term Loans Payable	157,000	157,000	-
Investment Corporation Bonds	37,900	37,900	-
Interest-Bearing Debt	196,500	206,900	+10,400
Ratio of Interest-Bearing Debt to Total Assets (Note 2)	40.6%	41.8%	+1.2%

(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.

**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.