



January 12, 2022

**For Translation Purposes Only****For Immediate Release**

Japan Prime Realty Investment Corporation  
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## **Notice Concerning Determination of Price, Etc. for the Issuance of New Investment Units and Secondary Offering**

Japan Prime Realty Investment Corporation (“JPR”) announced that it decided at the Board of Directors Meeting held on January 12, 2022 the issue price, offer price and other conditions as described below for the issuance of new investment units and secondary offering that was resolved at the Board of Directors Meeting held on January 4, 2022.

### Details

#### **1. Issuance of New Investment Units via Offering (the “Primary Offering”)**

(1) Total number of investment units to be offered	<u>38,100 units</u>
(2) Issue price (offer price) (note)	<u>¥368,480 per unit</u>
(3) Total amount of issue price (offer price)	<u>¥14,039,088,000</u>
(4) Amount to be paid in (issue value) (note)	<u>¥356,824 per unit</u>
(5) Gross proceeds (total issue value)	<u>¥13,594,994,400</u>
(6) Subscription date	<u>January 13, 2022 (Thursday)</u>
(7) Payment period of deposits for new investment units	<u>From January 13, 2022 (Thursday) to January 14, 2022 (Friday)</u>
(8) Payment date	<u>January 18, 2022 (Tuesday)</u>
(9) Delivery date	<u>January 19, 2022 (Wednesday)</u>

Note: The underwriter shall underwrite the units at the amount to be paid in (issue value) and offer them at the issue price (offer price).

Note: This document is a press release for a public announcement regarding the issuance and secondary offering of investment units and has not been prepared for the purpose of soliciting any investment. We request readers to undertake investment decisions at their own judgment after having read carefully the prospectus and notice of amendments for the issuance of new investment units and secondary offering prepared by JPR.



## 2. Secondary Offering (the “Secondary Offering through Over-Allotment”)

(1) Total number of investment units to be offered	<u>1,900 units</u>
(2) Offer price	<u>¥368,480 per unit</u>
(3) Total offer price	<u>¥700,112,000</u>
(4) Subscription date	<u>January 13, 2022 (Thursday)</u>
(5) Payment period of deposits for investment units	<u>From January 13, 2022 (Thursday) to January 14, 2022 (Friday)</u>
(6) Delivery date	<u>January 19, 2022 (Wednesday)</u>

## 3. Issuance of New Investment Units through Third-Party Allotment

(1) Amount to be paid in (issue value)	<u>¥356,824 per unit</u>
(2) Gross proceeds (total issue value) (maximum)	<u>¥677,965,600</u>
(3) Subscription date	<u>February 15, 2022 (Tuesday)</u>
(4) Payment date	<u>February 16, 2022 (Wednesday)</u>

Note: Investment units for which no application for subscription has been made during the subscription date shown in (3) above shall not be issued.

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### 1. Basis for Calculating the Issue Price and Offer Price

(1) Calculation date and price	<u>January 12, 2022 (Wednesday)</u>	<u>¥376,000</u>
(2) Discount rate		<u>2.00%</u>

### 2. Syndicated Cover Transaction Period

From January 14, 2022 (Friday) to February 10, 2022 (Thursday)

### 3. Use of Proceeds

JPR will use the proceeds of 13,594,994,400 yen (Note) from the Primary Offering as the funds for acquisition of Tokyo Tatemono Higashi Shibuya Bldg. as described below. Any remaining amount (if any) will go to the repayment of borrowings together with the proceeds from the issuance of new investment units through the third-party allotment (maximum of 677,965,600 yen) (Note).

Any additional remaining amount (if any) will be held as cash on hand and used for future acquisition of specified assets (as defined in Article 2, paragraph 1 of the Act on Investment Trusts and Investment Corporations of Japan (as amended)) or repayment of borrowings. Details of Tokyo Tatemono Higashi Shibuya Bldg. are described in “Notice Concerning Acquisition and Sales of Properties (Conclusion of Contracts) (Acquisition of “GRAND FRONT OSAKA” and “Tokyo Tatemono Higashi Shibuya Bldg.” and Sale of “Tokyo Tatemono Honmachi Bldg.” and “JPR Umeda Loft Bldg.”)” announced on December 23, 2021.

Property Number	Asset to be Acquired	Acquisition Price (Planned) (Millions of yen)	Settlement Date (Planned)
Office A-29	Tokyo Tatemono Higashi Shibuya Bldg.	11,300	January 18, 2022

(Note) JPR will deposit the procured funds in a financial institution until the time of expenditure.

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