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For Translation Purposes Only**For Immediate Release**

Japan Prime Realty Investment Corporation
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 (Securities Code: 8955)
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Notice Concerning Early Repayment of Borrowing

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

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

Date of Repayment: April 5, 2022 (planned)

Lender	Amount before Repayment	Amount of Repayment	Amount after Repayment	Drawdown Date	Prescribed Repayment Date
Resona Bank, Limited	¥2,000 million	¥2,000 million	-	December 24, 2021	July 5, 2022

2. Funds for Repayment

The early repayment is scheduled to be executed using a long-term borrowing of ¥2,000 million (to be conducted). Details of the long-term borrowing to be conducted will be announced when they are finalized.

3. Situation of Debts after the Repayment

(Yen in millions)

	Balance before Repayment	Balance after Repayment	Change
Short-Term Loans Payable	2,000	-	(2,000)
Long-Term Loans Payable	163,000	165,000	2,000
Investment Corporation Bonds	37,900	37,900	-
Interest-Bearing Debt	202,900	202,900	-
Ratio of Interest-Bearing Debt to Total Assets (Note 2)	40.1%	40.1%	-

(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 and unitholders' capital after the end of the fiscal period ended December 31, 2021, to the total assets as of the end of the fiscal period ended December 31, 2021.

(Note 3) Balance after Repayment mentioned above reflects the long-term borrowing of ¥2,000 million to be conducted.

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.