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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 (Sustainability Loan, Green Loan, etc.)

Japan Prime Realty Investment Corporation (JPR) announced its decision to take out loans including a sustainability loan and green loan for the first time to further promote sustainability initiatives and strengthen its financial base through the diversification of financing.

Details**1. Details of Borrowing**

Lender	Amount	Interest Rate	Drawdown Date	Type of Borrowing and Repayment Method	Repayment Date
Mizuho Bank, Ltd. (Sustainability Loan)	¥600 million	0.675 % fixed rate	March 30, 2022	Unsecured, non-guaranteed, principal repayment in full on maturity	March 30, 2032
Mizuho Bank, Ltd. (Green Loan)	¥1,000 million	0.675% fixed rate	March 30, 2022	Unsecured, non-guaranteed, principal repayment in full on maturity	March 30, 2032
Mizuho Bank, Ltd.	¥2,400 million	0.675% fixed rate	March 30, 2022	Unsecured, non-guaranteed, principal repayment in full on maturity	March 30, 2032
Sumitomo Mitsui Banking Corporation	¥2,500 million	0.675% fixed rate	March 30, 2022	Unsecured, non-guaranteed, principal repayment in full on maturity	March 30, 2032
Sumitomo Mitsui Banking Corporation	¥2,000 million	0.6% fixed rate	March 30, 2022	Unsecured, non-guaranteed, principal repayment in full on maturity	March 28, 2031
Sumitomo Mitsui Banking Corporation	¥2,000 million	0.525% fixed rate	March 30, 2022	Unsecured, non-guaranteed, principal repayment in full on maturity	March 29, 2030
The Yamaguchi Bank, Ltd.	¥1,000 million	0.675% fixed rate	March 30, 2022	Unsecured, non-guaranteed, principal repayment in full on maturity	March 30, 2032
The Kiyo Bank, Ltd.	¥1,000 million	0.675% fixed rate	March 30, 2022	Unsecured, non-guaranteed, principal repayment in full on maturity	March 30, 2032
Kansai Mirai Bank, Limited. (New)	¥1,000 million	0.6% fixed rate	March 30, 2022	Unsecured, non-guaranteed, principal repayment in full on maturity	March 30, 2032
The Bank of Kyoto, Ltd. (New)	¥500 million	0.6% fixed rate	March 30, 2022	Unsecured, non-guaranteed, principal repayment in full on maturity	March 30, 2032



The Yamanashi Chuo Bank, Ltd.	¥1,000 million	0.6% fixed rate	April 5, 2022	Unsecured, non-guaranteed, principal repayment in full on maturity	April 5, 2032
Aozora Bank, Ltd.	¥1,000 million	0.525% fixed rate	April 5, 2022	Unsecured, non-guaranteed, principal repayment in full on maturity	April 5, 2030

(Note 1) As for the sustainability loan and the green loan, loans will be taken out based on the Sustainability Finance Framework established by JPR. Details of the Sustainability Finance Framework are described in the attachment of “Notice Concerning Submission of Revised Shelf Registration Statement for the Issuance of Sustainability Bonds” announced on November 8, 2021.

(Note 2) The sustainability loan will be used for the repayment of loans needed to acquire Otemachi Financial City North Tower, which is an eligible sustainability asset. In addition, the green loan will be used for the repayment of loans needed to acquire Rise Arena Building, which is an eligible green asset. Concerning the Eligible Assets for which the Proceeds will be used, the Director and Chief Financial Officer will evaluate and select them after discussions on conformity to the eligibility criteria by the Sustainability Group of the Financial Division at Tokyo Realty Investment Management, Inc. and confirmation by the Sustainability Committee for which the CEO serves as the chairperson.

2. Use of Funds

JPR will undertake this borrowing to repay the long-term borrowing of ¥8,000 million which will become due for repayment on March 30, 2022 and the early repayment of the short-term borrowing of ¥8,000, scheduled for March 30 and April 5, 2022. For the details of the early repayment of borrowing, please refer to the “Notice Concerning Early Repayment of Borrowing” announced on March 18 and 25, 2022.

3. Status of Debt after Additional Borrowing

(Yen in millions)

	Balance before Additional Borrowing	Balance after Additional Borrowing	Change
Short-Term Loans Payable	8,000	-	(8,000)
Long-Term Loans Payable	157,000	165,000	8,000
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 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 Additional Borrowing” mentioned above reflects the early repayment of short-term borrowing of ¥8,000 million announced in the “Notice Concerning Early Repayment of Borrowing” announced on March 18 and 25, 2022.

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 28, 2022 with respect to the risks involved in repayment, etc. of the current borrowings.