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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

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
Daishi Hokuetsu Bank, Ltd.	¥1,000 million	0.56625 % fixed rate	November 21, 2022	Unsecured, non-guaranteed, principal repayment in full on maturity	November 21, 2028
Hiroshima Bank, Ltd.	¥1,000 million	0.56625 % fixed rate	November 21, 2022	Unsecured, non-guaranteed, principal repayment in full on maturity	November 21, 2028

2. Use of Funds

JPR will undertake this borrowing to repay the longterm borrowing of ¥2,000 million which will become due for repayment on November 21, 2022. For details of the concerned longterm borrowing, please refer to the “Notice Concerning Borrowing” announced on November 17, 2017.

3. Status of Debt after Additional Borrowing

(Yen in millions)

	Balance before Additional Borrowing	Balance after Additional Borrowing	Change
Short-Term Loans Payable	-	-	-
Long-Term Loans Payable	165,000	165,000	-
Investment Corporation Bonds	37,900	37,900	-
Interest-Bearing Debt	202,900	202,900	-
Ratio of Interest-Bearing Debt to Total Assets (Note 2)	40.0%	40.0%	-

(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 June 30, 2022 to the total assets as of the end of the fiscal period ended June 30, 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 September 26, 2022 with respect to the risks involved in repayment, etc. of the current borrowings.