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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
Mizuho Bank, Ltd.	¥3,000 million	0.14455% (Base interest rate +0.1%) (Note)	May 31, 2023	Unsecured, non-guaranteed, principal repayment in full on maturity	July 5, 2023
The 77 Bank, Ltd.	¥1,000 million	0.54312% fixed rate	May 31, 2023	Unsecured, non-guaranteed, principal repayment in full on maturity	November 30, 2028

(Note) Base interest rate shall be the 1-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 this borrowing to fund the redemption of investment corporation bonds of ¥2,000 million which will mature on May 31, 2023, and the repayment of long-term loans payable of ¥2,000 million which will become due for repayment on May 31, 2023. For details of the investment corporation bonds and the long-term loans payable, please refer to the "Notice Concerning Issuance of Investment Corporation Bonds" released on May 17, 2013 and the "Notice Concerning Borrowing" released on May 29, 2018.

3. Status of Debt after Additional Borrowing

(Yen in millions)

	Balance before Additional Borrowing	Balance after Additional Borrowing	Change
Short-Term Loans Payable	2,500	5,500	+3,000
Long-Term Loans Payable	165,000	164,000	-1,000
Investment Corporation Bonds	37,900	35,900	-2,000
Interest-Bearing Debt	205,400	205,400	-
Ratio of Interest-Bearing Debt to Total Assets (Note 2)	40.3%	40.3%	-

(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, 2022 to the total assets as of the end of the fiscal period ended December 31, 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 27, 2023 with respect to the risks involved in repayment, etc. of the current borrowings.