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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
The Asahi Shinkin Bank	¥1,000 million	1.098% fixed rate	February 5, 2024	Unsecured, non-guaranteed, principal repayment in full on maturity	February 5, 2031
Daiwa Next Bank, Ltd.	¥1,000 million	0.88687% fixed rate	February 5, 2024	Unsecured, non-guaranteed, principal repayment in full on maturity	August 3, 2029

**2. Use of Funds**

JPR will undertake this borrowing to fund the redemption of investment corporation bonds of ¥5,000 million which will mature on February 5, 2024. For details of the investment corporation bonds, please refer to the “Notice Concerning Issuance of Investment Corporation Bonds” released on January 28, 2014. Furthermore, as for the difference between the repayment amount and the amount of this borrowing, cash and deposits is to be allocated.

**3. Status of Debt after Additional Borrowing**

(Yen in millions)

	Balance before Additional Borrowing	Balance after Additional Borrowing	Change
Short-Term Loans Payable	0	0	-
Long-Term Loans Payable	169,500	171,500	+2,000
Investment Corporation Bonds	35,900	30,900	-5,000
Interest-Bearing Debt	205,400	202,400	-3,000
Ratio of Interest-Bearing Debt to Total Assets (Note 2)	40.3%	39.9%	-0.4%

(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, 2023 to the total assets as of the end of the fiscal period ended June 30, 2023.

**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, 2023 with respect to the risks involved in repayment, etc. of the current borrowings.