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**For Translation Purpose Only**  
**For Immediate Release**

Japan Prime Realty Investment Corporation  
Yoshihiro Jozaki, Executive Officer  
(Securities Code: 8955)  
Asset Management Company:  
Tokyo Realty Investment Management, Inc.  
Yoshihiro Jozaki, President and CEO  
Inquiries: Yoshinaga Nomura, Director and General  
Manager, Finance and Administration Division and CFO  
(TEL: +81-3-3516-1591)

## Notice Concerning Borrowing (Green Loan)

Japan Prime Realty Investment Corporation (JPR) today announced its decision to take out green loans 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       |
|--|----------------|------------------------|------------------|--|----------------------|
| Development Bank of Japan Inc.<br>(Green Loan) | ¥1,000 million | 1.06375%<br>fixed rate | March 1,<br>2024 | Unsecured, non-guaranteed,<br>principal repayment<br>in full on maturity | February 28,<br>2031 |
| Development Bank of Japan Inc.<br>(Green Loan) | ¥1,000 million | 0.65125%<br>fixed rate | March 1,<br>2024 | Unsecured, non-guaranteed,<br>principal repayment<br>in full on maturity | September 1,<br>2027 |
| SBI Shinsei Bank, Limited<br>(Green Loan)      | ¥1,000 million | 1.06375%<br>fixed rate | March 1,<br>2024 | Unsecured, non-guaranteed,<br>principal repayment<br>in full on maturity | February 28,<br>2031 |
| SBI Shinsei Bank, Limited<br>(Green Loan)      | ¥1,000 million | 0.65125%<br>fixed rate | March 1,<br>2024 | Unsecured, non-guaranteed,<br>principal repayment<br>in full on maturity | September 1,<br>2027 |
| Aozora Bank, Ltd.<br>(Green Loan)              | ¥1,000 million | 1.06375%<br>fixed rate | March 1,<br>2024 | Unsecured, non-guaranteed,<br>principal repayment<br>in full on maturity | February 28,<br>2031 |
| Aozora Bank, Ltd.<br>(Green Loan)              | ¥1,000 million | 0.65125%<br>fixed rate | March 1,<br>2024 | Unsecured, non-guaranteed,<br>principal repayment<br>in full on maturity | September 1,<br>2027 |
| Resona Bank, Limited.<br>(Green Loan)          | ¥2,000 million | 0.99812%<br>fixed rate | March 1,<br>2024 | Unsecured, non-guaranteed,<br>principal repayment<br>in full on maturity | August 30,<br>2030   |
| Resona Bank, Limited.<br>(Green Loan)          | ¥2,000 million | 0.6%<br>fixed rate     | March 1,<br>2024 | Unsecured, non-guaranteed,<br>principal repayment<br>in full on maturity | March 1,<br>2027     |



|  |                   |   |                  |  |                      |
|--|-------------------|---|------------------|--|----------------------|
| Daiwa Next Bank, Ltd.<br>(Green Loan)            | ¥1,000<br>million | 0.65125%<br>fixed rate                                  | March 1,<br>2024 | Unsecured, non-guaranteed,<br>principal repayment<br>in full on maturity | September 1,<br>2027 |
| Mizuho Bank, Ltd.<br>(Green Loan)                | ¥8,000<br>million | 0.16455%<br>(Base<br>interest rate<br>+0.1%)<br>(Note1) | March 1,<br>2024 | Unsecured, non-guaranteed,<br>principal repayment<br>in full on maturity | July 5,<br>2024      |
| Mizuho Trust & Banking Co., Ltd.<br>(Green Loan) | ¥5,000<br>million | 0.16455%<br>(Base<br>interest rate<br>+0.1%)<br>(Note1) | March 1,<br>2024 | Unsecured, non-guaranteed,<br>principal repayment<br>in full on maturity | July 5,<br>2024      |
| Resona Bank, Limited.<br>(Green Loan)            | ¥4,000<br>million | 0.16455%<br>(Base<br>interest rate<br>+0.1%)<br>(Note1) | March 1,<br>2024 | Unsecured, non-guaranteed,<br>principal repayment<br>in full on maturity | July 5,<br>2024      |

(Note 1) 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.

(Note 2) As for the the green loans, loans will be taken out based on the Sustainability Finance Framework established by JPR. For details of the Sustainability Finance Framework, please refer to our website. [https://www.jpr-reit.co.jp/en/sustainability/e\\_green\\_finance.html](https://www.jpr-reit.co.jp/en/sustainability/e_green_finance.html)

(Note 3) The green loans will be used for the acquisition of Nakano Central Park East, which is an eligible green asset. Concerning the Eligible Assets for which the proceeds will be used, the Director and General Manager, Finance and Administration Division and CFO will evaluate and select them after discussions on conformity to the eligibility criteria by the Sustainability Group of the Finance and Investor Relation Department 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 fund acquisition of specified assets (Nakano Central Park East) scheduled to be acquired on March 1, 2024. For details of the property to be acquired, please refer to the “Notice Concerning Property Acquisition (Conclusion of Contract) “Nakano Central Park East ” ” released on February 16, 2024. Furthermore, as for the difference between the acquisition price 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<br>Additional Borrowing | Balance after<br>Additional Borrowing | Change  |
|---|--|---------------------------------------|---------|
| Short-Term Loans Payable                                | 0                                      | 17,000                                | +17,000 |
| Long-Term Loans Payable                                 | 171,500                                | 182,500                               | +11,000 |
| Investment Corporation Bonds                            | 30,900                                 | 30,900                                | -       |
| Interest-Bearing Debt                                   | 202,400                                | 230,400                               | +28,000 |
| Ratio of Interest-Bearing Debt to Total Assets (Note 2) | 39.9%                                  | 43.0%                                 | +3.1%   |

(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, 2023 to the total assets as of the end of the fiscal period ended December 31, 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.