

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

Japan Prime Realty Investment Corporation  
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**(Corrections) Notice Concerning Partial Corrections to  
 “Financial Report for the 48th Fiscal Period Results (July 1, 2025 - December 31, 2025)”**

Japan Prime Realty Investment Corporation (JPR) hereby announces that it has corrected part of the contents of the “Financial Report for the 48th Fiscal Period Results (July 1, 2025 - December 31, 2025)” released as of February 16, 2026, as follows. Please note that the corrections are underlined in the documents.

Details

1. Contents of corrections in “Financial Report for the 48th Fiscal Period Results (July 1, 2025 - December 31, 2025)”  
 (1) Page 2 > 2. Forecasts for the 49th Fiscal Period Ending June 30, 2026 (January 1, 2026 - June 30, 2026) and the 50th Fiscal Period Ending December 31, 2026 (July 1, 2026 - December 31, 2026)

<Before correction>

[Amounts are rounded down to the nearest million yen, except for per unit figures.]  
 [% figures represent the increase (decrease) compared with the previous fiscal period]

|  | Operating Revenue |              | Operating Income |        | Ordinary Income |        | Net Income     |        | DPU<br>[excluding<br>exceeding profit<br>distribution per unit] | Exceeding<br>Profit<br>Distribution<br>Per Unit |
|--|-------------------|--------------|------------------|--------|-----------------|--------|----------------|--------|---|---|
|  | million<br>yen    | %            | million<br>yen   | %      | million<br>yen  | %      | million<br>yen | %      | yen   | yen   |
| 49th Fiscal Period Ending<br>June 30, 2026     | 20,746            | <u>(2.0)</u> | 10,731           | 1.7    | 9,573           | 1.3    | 9,573          | 1.3    | 2,139   | —   |
| 50th Fiscal Period Ending<br>December 31, 2026 | 19,382            | (6.6)        | 9,234            | (14.0) | 7,962           | (16.8) | 7,962          | (16.8) | 2,120   | —   |

(Omitted)

<After correction>

[Amounts are rounded down to the nearest million yen, except for per unit figures.]  
 [% figures represent the increase (decrease) compared with the previous fiscal period]

|  | Operating Revenue |            | Operating Income |        | Ordinary Income |        | Net Income     |        | DPU<br>[excluding<br>exceeding profit<br>distribution per unit] | Exceeding<br>Profit<br>Distribution<br>Per Unit |
|--|-------------------|------------|------------------|--------|-----------------|--------|----------------|--------|---|---|
|  | million<br>yen    | %          | million<br>yen   | %      | million<br>yen  | %      | million<br>yen | %      | yen   | yen   |
| 49th Fiscal Period Ending<br>June 30, 2026     | 20,746            | <u>2.0</u> | 10,731           | 1.7    | 9,573           | 1.3    | 9,573          | 1.3    | 2,139   | —   |
| 50th Fiscal Period Ending<br>December 31, 2026 | 19,382            | (6.6)      | 9,234            | (14.0) | 7,962           | (16.8) | 7,962          | (16.8) | 2,120   | —   |

(Omitted)

## (2) Page 34 &gt; 3. Reference Information &gt; (3) Capital Expenditures &gt; 2) Capital Expenditures during the 48th Fiscal Period

&lt;Before correction&gt;

(Omitted)

| Property Name | Location | Purpose | Period | Construction Expenses (million yen) |
|---------------|----------|---------|--------|-------------------------------------|
|---------------|----------|---------|--------|-------------------------------------|

(Omitted)

|                          |                  |  |                       |    |
|--------------------------|------------------|--|-----------------------|----|
| Sompo Japan Sendai Bldg. | Sendai, Miyagi   | <u>Replacement of mechanical parking systems</u> | Nov. 2025 – Dec. 2025 | 46 |
| Olinas Tower             | Sumida-ku, Tokyo | Renewal of air handling units                    | Oct. 2025 – Dec. 2025 | 46 |
| Sompo Japan Sendai Bldg. | Sendai, Miyagi   | <u>First phase of reinforcement of elevators</u> | Sep. 2025 – Oct. 2025 | 43 |

(Omitted)

&lt;After correction&gt;

(Omitted)

| Property Name | Location | Purpose | Period | Construction Expenses (million yen) |
|---------------|----------|---------|--------|-------------------------------------|
|---------------|----------|---------|--------|-------------------------------------|

(Omitted)

|                          |                  |  |                       |    |
|--------------------------|------------------|--|-----------------------|----|
| Sompo Japan Sendai Bldg. | Sendai, Miyagi   | <u>First phase of reinforcement of elevators</u> | Nov. 2025 – Dec. 2025 | 46 |
| Olinas Tower             | Sumida-ku, Tokyo | Renewal of air handling units                    | Oct. 2025 – Dec. 2025 | 46 |
| Sompo Japan Sendai Bldg. | Sendai, Miyagi   | <u>Replacement of mechanical parking systems</u> | Sep. 2025 – Oct. 2025 | 43 |

(Omitted)