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For Immediate Release

Japan Prime Realty Investment Corporation
Hirohito Kaneko
Executive Officer
(Securities Code: 8955)

Inquiries:
Tokyo Realty Investment Management, Inc.
Takeshi Maki
Director and Chief Financial Officer
TEL: +81-3-3516-1591

Notice Concerning Acquisition of Jinnan 1-chome Building

Japan Prime Realty Investment Corporation (JPR) today announced it has concluded an agreement to acquire the Jinnan 1-chome Building from Mizuho Trust & banking Co., Ltd.

The date of purchase is scheduled on June 30, 2003.

1. Rationale

The acquisition of the Jinnan 1-chome Building is in accordance with JPR's fundamental investment policy to acquire new commercial facilities in an effort to enhance and stabilize its investment portfolio.

2. Acquisition Details

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| 1. Type of Acquisition | Real estate |
| 2. Property Name | Jinnan 1-chome Building |
| 3. Acquisition Price | ¥12.0 billion(excluding acquisition costs, property tax, city planning tax, and consumption tax) |
| 4. Seller | Mizuho Trust & Banking Co., Ltd. |
| 5. Contract Date | May 30, 2003 |
| 6. Planned Acquisition Date | June 30, 2003 (provisional) |
| 7. Funding | Debt funding (provisional) |

3. Property Details

Location	Registered	Land	1-32-2 Jinnan, Shibuya-ku, Tokyo		
		Bldg	1-32-2 Jinnan, Shibuya-ku, Tokyo		
	Residential	1-22-14 Jinnan, Shibuya-ku, Tokyo			
Access		Four minutes by foot from Shibuya Station, served by JR Yamanote Line, Tokyu Line, Subway, Keio Inokashira Line			
Use		Retail store			
Ownership		Land	Full ownership		
		Bldg.	Full ownership		
Site Area (as registered)		Land	Lot Area	1,010.47m ²	(10,876.60 sq. ft)
		Bldg	Floor Area	8,449.56m ²	(90,950.22 sq. ft)
Type of Structure		SRC,S, B3/8F			
Completion Date		February 10, 1992			
Architect		RB Urban Architects Ltd.			
Construction		Shimizu Corporation and Tekken Corporation			
Appraisal	Appraiser	Nippon Tochi-Tatemono Co., Ltd.			
	Appraisal Value	¥12 billion			
	Appraisal Date	June 30, 2003			
Probable Maximum Loss (PLM)		<p>11.1%, based on earthquake risk assessment reports prepared by the Shinozuka Research Institute</p> <p>PML (Probable Maximum Loss) is a ratio of expected maximum loss due to earthquakes. There is PML for individual buildings, and PML for property portfolios. Although there is no precise, comprehensive definition of PML, the PML for this building is the ratio of expected damage caused by a major earthquake during the economic lifetime of the building to the cost of repairing the damage incurred. The expected lifetime of the building is assumed to be 50 years, and the probability major earthquakes during this period, which occur once every 475 years, is 10%.</p>			
Collateral		None, though a right of pledge is to be established over the beneficiary interest, and JPR has pledged a mortgage over the beneficiary interest after acquisition.			
Number of Tenants		1			
Major Tenants		<p>Tower Records Japan, Inc.</p> <p>*The lease for the building will be transferred to Tower Records from the current tenant, The Seibu Department Stores, Ltd., the day following acquisition of the building (July 1, 2003).</p>			
Total Leasable Floor Space		8,076.85m ²	(86,938.41 sq. ft)		
Total Leased Floor Space		8,076.85m ²	(86,938.41 sq. ft)		
Occupancy Rate on Acquisition Date		100%			
Projected NOI		¥606 million annually (5.05%)			
Remarks		<p>1. The seller of this property assumes no defect liability as per the terms of the sales contract.</p> <p>2. JPR will designate Mizuho Trust & Banking Co., Ltd as its trustee on the day of acquisition of the property.</p>			
<p>Note: The number of tenants, total leasable floor space, total leased floor space and occupancy rate on acquisition date are projections as of June 30, 2003.</p>					
<p>Note: The figure for NOI above is based on forecast income for a full year after eliminating special factors applicable to the period in which the property was acquired, and so is not a forecast for the current fiscal period. The following assumptions are made:</p> <ol style="list-style-type: none"> 1) Occupancy rate of 100% 2) The amount of property and other taxes will be the same as that in the fiscal year ending December 31, 2003. 					

4. Seller Profile

Company Name	Mizuho Trust & Banking Co., Ltd.
Head Office Address	2-1 Yaesu 1-chome, Chuo-ku, Tokyo
Representative	Hiroaki Etoh
Capital	¥247,232 million
Principal Shareholder	Mizuho Financial Group
Principal Activities	Banking
Relationship with JPR	None

[Attachments]

1. Real estate portfolio after acquisition
2. Photograph of the Jinnan 1-chome Building

Attachments 1

Real estate portfolio after acquisition (as of June 30, 2003)

Area	Type	Property Name	Location	Acquired	Acquisition Price (yen in millions)	% of Total
Tokyo CBDs	Office	Kanematsu Bldg.	Chuo-ku, Tokyo	Dec. 2001	16,276	12.9%
	Office	Kanematsu Bldg. Annex	Chuo-ku, Tokyo	Dec. 2001	2,874	2.3%
	Office	Yasuda-Life Ningyo-cho Bldg.	Chuo-ku, Tokyo	Nov. 2001	2,100	1.7%
	Office	Shin-Kojimachi Bldg.	Chiyoda-ku, Tokyo	Nov. 2001 Nov. 2002	1,670	1.3%
					550	0.4%
					2,220	1.8%
	Office	Crest Yasuda Bldg.	Chiyoda-ku, Tokyo	Jun. 2002	4,000	3.2%
Office	MS Shibaura Bldg.	Minato-ku, Tokyo	Mar. 2003	11,200	8.9%	
	Retail	Jinnan 1-chome Bldg.	Shibuya-ku, Tokyo	Jun. 2003	12,000 (Provisional)	9.5%
Subtotal					50,670	40.3%
Greater Tokyo	Office	Arca East	Sumida-ku, Tokyo	Nov. 2001	5,880	4.7%
	Office	JPR Chiba Bldg.	Chiba, Chiba	Dec. 2001	2,350	1.9%
	Office	Asahi-Life Yokohama Nihon Odori Bldg.	Yokohama, Kanagawa	Nov. 2001	2,927	2.3%
	Retail	Tanashi ASTA	Nishitokyo, Tokyo	Nov. 2001	10,200	8.1%
	Retail	Tsurumi fuga 1	Yokohama, Kanagawa	Nov. 2001	3,040	2.4%
	Office	Yasuda-Life Ikebukuro Bldg.	Toshima-ku, Tokyo	Jun. 2002	2,040	1.6%
	Office	Shinyokohama 2nd Center Bldg.	Yokohama, Kanagawa	Sep. 2002	920	0.7%
Subtotal					27,357	21.7%
Other Cities	Office	Niigata Ekinan Center Bldg.	Niigata, Niigata	Nov. 2001	2,140	1.7%
	Office	Yasuda-Life Osaka Bldg.	Osaka, Osaka	Dec. 2001	8,300	6.6%
	Office	Yasuda-Life Tenroku Bldg.	Osaka, Osaka	Nov. 2001	418	0.3%
	Office	Tokyo Tatemono Honmachi Bldg.	Osaka, Osaka	Nov. 2001	4,150	3.3%
	Office	Asahi-Life Takamatsu 2nd Bldg.	Takamatsu, Kagawa	Nov. 2001	872	0.7%
	Office	JPR Takamatsu Bldg.	Takamatsu, Kagawa	Dec. 2001	2,130	1.7%
	Office	Yasuda-Life Hakata Bldg.	Fukuoka, Fukuoka	Nov. 2001	2,900	2.3%
	Office	Asahi-Life Fukuoka 3rd/4th Bldg.	Fukuoka, Fukuoka	Nov. 2001	2,873	2.3%
	Office	Yasuda-Life Naha Bldg.	Naha, Okinawa	Nov. 2001	1,560	1.2%
	Office	North 33 Bldg.	Sapporo, Hokkaido	Jun. 2002	3,700	2.9%
	Office	Park East Sapporo	Sapporo, Hokkaido	Jun. 2002	2,150	1.7%
	Office	Sompo Japan Sendai Bldg.	Sendai, Miyagi	Jun. 2002	3,150	2.5%
	Office	Sompo Japan Wakayama Bldg.	Wakayama, Wakayama	Jun. 2002	1,670	1.3%
	Office	Tenjin 121 Bldg.	Fukuoka, Fukuoka	Jun. 2002	2,810	2.2%
	Office	SK Hiroshima Bldg.	Hiroshima, Hiroshima	Oct. 2002	947	0.8%
Retail	Kuraray Nissay Bldg.	Osaka, Osaka	May. 2003	8,000	6.4%	
Subtotal					47,770	38.0%
Total					125,797	100.0%

Attachments 2

Photograph of the Jinnan 1-chome Building

