

April 30, 2004

**For Immediate Release**

Japan Prime Realty Investment Corporation  
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**Notice Concerning Change in Major Tenant  
(Meiji Yasuda Life Insurance Company)**

Japan Prime Realty Investment Corporation (JPR) announced today the dissolution of certain lease contracts with one of its major tenants, Meiji Yasuda Life Insurance Company.

**1. Tenant Overview**

(1) Niigata Ekinan Center Bldg.

Tenant name: Meiji Yasuda Life Insurance Company  
Leased floor space: 397.32m<sup>2</sup> (one portion of the 10th floor)  
Portion of total leasable floor  
space in this building: 7.6% (as of March 31, 2004)  
Portion of JPR's total  
leased floor space: 0.2% (as of March 31, 2004)  
Contract dissolution date: April 30, 2004  
Cancellation penalty: None

(2) Meiji Yasuda-Life Osaka Umeda Bldg.

Tenant name: Meiji Yasuda Life Insurance Company  
Leased floor space: 683.50m<sup>2</sup> (11th to 13th floors, one portion of the 14th floor)  
Portion of total leasable floor  
space in this building: 7.1% (as of March 31, 2004)  
Portion of JPR's total  
leased floor space: 0.3% (as of March 31, 2004)  
Contract dissolution date: April 30, 2004  
Cancellation penalty: None

(3) JPR Naha Bldg.

Tenant name: Meiji Yasuda Life Insurance Company  
Leased floor space: 612.51m<sup>2</sup> (9th floor, one portion of the 11th floor, 12th floor)  
Portion of total leasable floor  
space in this building: 15.5% (as of March 31, 2004)

Portion of JPR's total  
leased floor sapce: 0.3% (as of March 31, 2004)  
Contract dissolution date: April 30, 2004  
Cancellation penalty: None

## 2. Notes

- (1) Notice of cancellation of Meiji Yasuda's lease on the remaining portion of the tenth floor of the Niigata Ekinan Center Bldg. (518.43m<sup>2</sup>) has been given, effective September 2, 2004.
- (2) Cancellation of these contracts was considered in the Company's earnings estimate for the period to June 30, 2004, so there is no change in the forecast.