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For Immediate Release

Japan Prime Realty Investment Corporation
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**Notice Concerning Execution of a Purchase and Sale Agreement in Connection
with the Acquisition of the Oval Court Ohsaki Mark West**

Japan Prime Realty Investment Corporation (JPR) today announced its decision to acquire the Oval Court Ohsaki Mark West, as detailed in brief below:

The scheduled purchase date is June 1, 2004.

Details

1. Reason for Acquisition

The acquisition of the Oval Court Ohsaki Mark West is in accordance with JPR's fundamental investment policies to acquire new office buildings in Tokyo Central Business Districts in an effort to enhance and stabilize its investment portfolio.

2. Acquisition Details (Planned)

- | | |
|-----------------------------|--|
| 1. Type of Acquisition | Beneficiary interest |
| 2. Asset Custodian | UFJ Trust Bank Limited |
| 3. Term of Trust | From March 29, 2002 to June 30, 2014 |
| 4. Property Name | Oval Court Ohsaki Mark West |
| 5. Acquisition Price | ¥3,500 million (excluding acquisition costs, property tax, city planning tax, and consumption tax) |
| 6. Contract Date | May 25, 2004 |
| 7. Planned Acquisition Date | June 1, 2004 |
| 8. Seller | NCRI ONE Y.K. |
| 9. Funding | Debt funding |

3. Planed Property Details

Location	Registered	Land	2-550-1, Higashi-gotanda, Shinagawa-ku, Tokyo	
	Residential	Bldg.	2-550-1,2, Higashi-gotanda, Shinagawa-ku, Tokyo	
Access		Three minutes on foot from Osaki Station, JR Yamanote Line Six minutes on foot from Gotanda Station, Toei Asakusa Subway Line		
Use		Office space		
Type of Ownership		Land: Partial ownership (27.1184% of the total site) * The site is composed of two parcels. Lot 550 section 1, a portion (27.1184%) of which is being acquired by JPR, is also partial owned by five other companies. Lot 550 section 2 has been leased by Nippon Comsys Corporation from Zuiou Temple, the owner of the property. Bldg.: Unit ownership (floors 7 - 10)		
Site Area		Land	Total site area	4,006.00m ²
			Of which, rights available	3,533.10m ²
			Net area to be acquired by JPR	958.12m ²
		Bldg.	Gross floor area	28,575.80m ²
			Proprietary floor area	17,081.76m ²
Proprietary floor area acquired by JPR	4,088.44m ²			
Type of Structure		SRC B2/17F		
Completion Date		June 29, 2001		
Architecture and Design		NIHONSEKKEI, INC.		
Construction		Joint construction project comprising Fujita Corporation, TAISEI CORPORATION and MAEDA CORPORATION		
Appraisal	Appraiser	Japan Real Estate Institute		
	Appraisal Value	¥3,400,000,000		
	Appraisal Date	April 1, 2004		
Probable Maximum Loss		6.3% based on earthquake risk assessment report prepared by the Shinozuka Research Institute. PML (Probable Maximum Loss) refers to the expected maximum loss ratio caused by earthquakes. There are two types of PML: PML for respective buildings and PML for property portfolios. Although there is no precise unified definition of PML, PML refers to the percentage of expected damages caused by a maximum-level earthquake that happened during an assumed period for the economic life of a building, to procurement cost for restoring the expected damages. The expected period for economic life of a building is 50 years, which is the useful life of a standard building. The expected maximum-level earthquake here means an earthquake that happens once every 50 years with 10% probability. This means that this level of an earthquake statistically happens once every 475 years.		
Collateral		The property is currently pledge. This pledge will be discharged prior to acquisition by the Company. JPR does not at this time intend to provide collateral over the subject property subsequent to its purchase.		
Number of Tenants		2		
Major Tenants		Mitsui Fudosan Co., Ltd., KOBELCO CONSTRUCTION MACHINERY CO., LTD.		
Forecast Rental Revenue (including common charges)		¥328,390,000		
Total Leasable Floor Space		4,088.42m ²		
Total Leased Floor Space		4,088.42m ²		
Occupancy Rate on Planned Acquisition Date		100%		
Notes		none		
Note: Forecast rental revenue figure above is not a forecast for the current fiscal period. The figure is based on forecast income for a full year for the entire building, after eliminating special factors applicable to the period in which the acquisition is made, and an assumed occupancy rate of 100%. In addition, the number of tenants, total leasable floor space, total leased floor space, and occupancy rate on planned acquisition date are projections as of June 1, 2004.				

4. Seller Profile

Company Name	NCRI ONE Y.K.
Head Office Address	3-2-5, Kasumigaseki Chiyoda-ku, Tokyo
Representative	Kazuhiro Matsuzawa, President & Representative Director
Capital	¥3,000,000
Relationship with JPR	None

5. Sales Agent Profile

1) Sales Agent: Tokyo Tatemono Co., Ltd. etc.

Tokyo Tatemono Co., Ltd. maintains a 26% shareholding in Tokyo Realty Investment Management, Inc., the asset management company of Japan Prime Realty Investment Corporation, and acting in its capacity of sales agent, falls within the scope of related-parties as defined by JPR's Board of Directors. JPR has provided its acknowledgement for this transaction. Tokyo Tatemono Co., Ltd. does not however fall within the scope of related-parties in accordance with the Investment Trust Law.

2) Brokerage fee: ¥8,750,000 (0.25% of the acquisition price excluding consumption tax)

6. Outlook

The impact on business results following the acquisition of Oval Court Ohsaki Mark West will be minimal. Operating forecasts for the Company's fifth fiscal period, the six months ending June 30, 2004 are unchanged.

[Attachments]

1. Projected cash flow
2. Real estate portfolio after property acquisition
3. Photograph of the Oval Court Ohsaki Mark West

Attachment 1

Projected cash flow

(Millions of Yen)

Projected Cash Flow	
Operating revenues	338
Rental revenues and common charges	328
Other operating revenues	10
Operating expenses (excluding depreciation)	106
Property Management Fees	61
Property and other taxes	29
Other operating expenses	16
NOI(= -)	232

Notes:

The above projected cash flow is an estimate for the fiscal year in which property acquisition was made and is exclusive of extraordinary factors. The projected cash flow is not for the current period under review. The projected cash flow has also been prepared based on the following assumptions.

- 1) Revenues are based on an estimated occupancy ratio of 100%.
- 2) Property and other taxes are the same as for fiscal 2003.

Attachment 2

Real estate portfolio after property acquisition

As of June 1, 2004

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	10.4%
	Office	Kanematsu Bldg. Annex	Chuo-ku, Tokyo	Dec. 2001	2,874	1.8%
	Office	JPR Ningyo-cho Bldg.	Chuo-ku, Tokyo	Nov. 2001	2,100	1.3%
	Office	Shin-Kojimachi Bldg.	Chiyoda-ku, Tokyo	Nov. 2001 Nov. 2002	1,670	1.1%
					550	0.4%
					2,220	1.4%
	Office	Crest Yasuda Bldg.	Chiyoda-ku, Tokyo	Jun. 2002	4,000	2.6%
	Office	MS Shibaura Bldg.	Minato-ku, Tokyo	Mar. 2003	11,200	7.2%
	Office	Gotanda First Bldg.	Shinagawa-ku, Tokyo	Jul. 2003	2,920	1.9%
	Office	Fukuoka Bldg.	Chuo-ku, Tokyo	Oct. 2003	1,800	1.1%
	Office	Oval Court Ohsaki Mark West	Shinagawa-ku, Tokyo	Jun. 2004	3,500	2.2%
Retail	Jinnan 1-chome Bldg.	Shibuya-ku, Tokyo	Jun. 2003	12,000	7.7%	
Subtotal					58,890	37.6%
Greater Tokyo	Office	Arca East	Sumida-ku, Tokyo	Nov. 2001	5,880	3.8%
	Office	JPR Chiba Bldg.	Chiba, Chiba	Dec. 2001	2,350	1.5%
	Office	Asahi-Life Yokohama Nihon Odori Bldg.	Yokohama, Kanagawa	Nov. 2001	2,927	1.9%
	Office	JPR Ikebukuro Bldg.	Toshima-ku, Tokyo	Jun. 2002	2,040	1.3%
	Office	Shinyokohama 2nd Center Bldg.	Yokohama, Kanagawa	Sep. 2002	920	0.6%
	Office	Kawaguchi Center Bldg.	Kawaguchi, Saitama	Feb. 2004	8,100	5.2%
	Office	SEF Bldg.	Taito-ku, Tokyo	Mar. 2004	3,250	2.1%
	Retail	Tanashi ASTA	Nishitokyo, Tokyo	Nov. 2001	10,200	6.5%
	Retail	Tsurumi fuga 1	Yokohama, Kanagawa	Nov. 2001	3,040	1.9%
	Subtotal					38,707

Area	Type	Property Name	Location	Acquired	Acquisition Price (yen in millions)	% of Total
Other Cities	Office	Niigata Ekinan Center Bldg.	Niigata, Niigata	Nov. 2001	2,140	1.4%
	Office	Meiji Yasuda-Life Osaka Umeda Bldg.	Osaka, Osaka	Dec. 2001	8,300	5.3%
	Office	Tokyo Tatemono Honmachi Bldg.	Osaka, Osaka	Nov. 2001	4,150	2.6%
	Office	Asahi-Life Takamatsu 2nd Bldg.	Takamatsu, Kagawa	Nov. 2001	872	0.6%
	Office	JPR Takamatsu Bldg.	Takamatsu, Kagawa	Dec. 2001	2,130	1.4%
	Office	JPR Hakata Bldg.	Fukuoka, Fukuoka	Nov. 2001	2,900	1.9%
	Office	Asahi-Life Fukuoka 3rd/4th Bldg.	Fukuoka, Fukuoka	Nov. 2001	2,873	1.8%
	Office	JPR Naha Bldg.	Naha, Okinawa	Nov. 2001	1,560	1.0%
	Office	North 33 Bldg.	Sapporo, Hokkaido	Jun. 2002	3,700	2.4%
	Office	Park East Sapporo	Sapporo, Hokkaido	Jun. 2002	2,150	1.4%
	Office	Sompo Japan Sendai Bldg.	Sendai, Miyagi	Jun. 2002	3,150	2.0%
	Office	Sompo Japan Wakayama Bldg.	Wakayama, Wakayama	Jun. 2002	1,670	1.1%
	Office	Tenjin 121 Bldg.	Fukuoka, Fukuoka	Jun. 2002	2,810	1.8%
	Office	SK Hiroshima Bldg.	Hiroshima, Hiroshima	Oct. 2002	947	0.6%
	Office	Nagoya Kowa Bldg.	Nagoya, Aichi	Sep. 2003	4,550	2.9%
	Office	Doujima F Bldg.	Osaka, Osaka	Jan. 2004	2,140	1.4%
	Retail	Kuraray Nissay Bldg.	Osaka, Osaka	May. 2003 Jul. 2003 (Provisional)	8,000 5,000 13,000	5.1% 3.2% 8.3%
	Subtotal					59,042
Total					156,639	100.0%

Notes:

1. The “Acquisition Price” is the amount identified in the purchase and sale agreement and does not include related costs such as real estate purchase and sales commissions.
2. Percentages and occupancy ratios are rounded to the nearest first decimal place.

Attachment 3

Photograph of the Oval Court Ohsaki Mark West

