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For Immediate Release

Japan Prime Realty Investment Corporation
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Notice Concerning Sale of the JPR Ikebukuro Building, the Asahi-Life Fukuoka 3rd/4th Buildings and the Asahi-Life Takamatsu 2nd Building

Japan Prime Realty Investment Corporation (JPR) on December 20, 2004 announced its decision to sell the JPR Ikebukuro Building, the Asahi-Life Fukuoka 3rd/4th Buildings and the Asahi-Life Takamatsu 2nd Building, as detailed in brief below. The scheduled purchase date is March 16, 2005.

Details

1. Reason for Sale

The sale of the JPR Ikebukuro Building, the Asahi-Life Fukuoka 3rd/4th Buildings and the Asahi-Life Takamatsu 2nd Building is in accordance with JPR's fundamental investment policy and the result of an examination of the impact on dividends and geographical distribution, after due consideration to changes in current and forecast future real estate revenues and asset values, as well as overall asset portfolio composition.

2. Sale Details (Planned)

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|---|---|
| 1. Type of Asset to be Sold | Beneficiary interest |
| 2. Property Name | JPR Ikebukuro Building, Asahi-Life Fukuoka 3rd/4th Buildings and Asahi-Life Takamatsu 2nd Building |
| 3. Date Properties were Acquired | June 21, 2002 (JPR Ikebukuro Building), November 16, 2001 (Asahi-Life Fukuoka 3rd/4th Buildings, Asahi-Life Takamatsu 2nd Building) |
| 4. Sale Price | ¥7,110,000,000 (excluding fixed assets tax, pro rata urban planning tax and consumption tax)
(Comprising:)
¥3,345,000,000 (JPR Ikebukuro Building)
¥2,923,000,000 (Asahi-Life Fukuoka 3rd/4th Buildings) |

5. **Book Value** ¥842,000,000 (Asahi-Life Takamatsu 2nd Building)
 ¥6,492,121,504 (as of June 30, 2004)
 (Comprising:)
 ¥2,602,403,863 (JPR Ikebukuro Building)
 ¥2,859,832,030 (Asahi-Life Fukuoka 3rd/4th Buildings)
 ¥1,029,885,611 (Asahi-Life Takamatsu 2nd Building)
6. **Difference Between Sale Price and Book Value** ¥617,878,496 (4-5 above)
 (Comprising:)
 ¥742,596,137 (JPR Ikebukuro Building)
 ¥63,167,970 (Asahi-Life Fukuoka 3rd/4th Buildings)
 -¥187,885,611 (Asahi-Life Takamatsu 2nd Building)
7. **Contract Date** December 20, 2004
8. **Planned Settlement Date** March 16, 2005
9. **Buyer** Gokokuji Holding TMK
10. **Sale Method** Sale of beneficiary interests in the listed properties to the listed buyer

3. Details of Property for Planned Sale

(1) JPR Ikebukuro Building

Type of Asset		Beneficiary interest	Acquisition Price	¥2,040 million
Term of Trust		March 20, 2002 to March 31, 2012	Asset Custodian	Mizuho Trust & Banking Co., Ltd.
Acquisition Date		June 21, 2002	Appraisal Value	¥2,150 million (As of June 30, 2004)
Land	Location	1-34-5, Higashi-Ikebukuro, Toshima-ku, Tokyo (Residential)	Site Area (Land)	Total Site Area 772.77m ²
		1-34-4, Higashi-Ikebukuro, Toshima-ku, Tokyo and other (Land)		Area for Sale 772.77m ²
Type of Ownership		Full ownership	Site Classification	Commercial/Retail use
Bldg.	Type of Structure	SRC B1/9F	Floor Space	Total Bldg. 6,468.08m ²
	Type of Ownership	Full ownership		Area for Sale 6,468.08m ²
	Total Leasable Floor Space	4,605.85m ²	Construction Completion Date	October 1980
	Total Leased Floor Space	4,113.28m ²	Use	Office use
			PML	13.8%

Other: 1. A pledge, together with an unregistered mortgage over the subject beneficiary interest has been provided as collateral for long-term debt. Following acquisition, the pledge and unregistered mortgage will be cancelled as of the settlement date.

2. The appraisal value has been provided by the Japan Real Estate Institute. In addition, Probable Maximum Loss (PML) has been prepared and disclosed in an earthquake risk report by the Shinozuka Research Institute.

(2) Asahi-Life Fukuoka 3rd/4th Buildings

Type of Asset		Beneficiary interest	Acquisition Price	¥2,873 million
Term of Trust		March 16, 2001 to March 31, 2011	Asset Custodian	Mizuho Trust & Banking Co., Ltd.
Acquisition Date		November 16, 2001	Appraisal Value	¥2,610 million (As of June 30, 2004)
Land	Location	2-2-1 Sumiyoshi, Hakata-ku, Fukuoka-shi, Fukuoka (Residential)	Site Area (Land)	Total Site Area 2,500.86m ²
		2-3-1 Sumiyoshi, Hakata-ku, Fukuoka-shi, Fukuoka (Land)		Area of Sale 2,500.86m ²

	Type of Ownership	Full ownership	Site Classification	Commercial/Retail use	
Bldg.	Type of Structure	(3rd Bldg.) SRC B1/10F (4th Bldg.) SRC 7F	Floor Space	Total Bldg.	(3rd Bldg.) 7,683.01m ² (4th Bldg.) 3,723.68m ²
				Area for Sale	(3rd Bldg.) 7,683.01m ² (4th Bldg.) 3,723.68m ²
	Type of Ownership	(3rd Bldg.) Full ownership (4th Bldg.) Full ownership	Construction Completion Date	(3rd Bldg.) February 1984 (4th Bldg.) October 1986	
	Total Leasable Floor Space	8,447.48m ²	Use	Office use	
	Total Leased Floor Space	6,820.86m ²	PML	(3rd Bldg.) 8.2% (4th Bldg.) 7.0%	

Other: 1. A pledge, together with an unregistered mortgage over the subject beneficiary interest has been provided as collateral for long-term debt. Following acquisition, the pledge and unregistered mortgage will be cancelled as of the settlement date.

2. The appraisal value has been provided by Tanizawa Sogo Appraisal Co., Ltd. In addition, Probable Maximum Loss (PML) has been prepared and disclosed in an earthquake risk report by the Shinozuka Research Institute.

(3) Asahi-Life Takamatsu 2nd Building

Type of Asset		Beneficiary interest	Acquisition Price	¥872 million
Term of Trust		March 16, 2001 to March 31, 2011	Asset Custodian	Mizuho Trust & Banking Co., Ltd.
Acquisition Date		November 16, 2001	Appraisal Value	¥741 million (As of June 30, 2004)
Land	Location	1-2-5 Kotobuki-cho, Takamatsu-shi, Kagawa (Residential) 1-3-7 Kotobuki-cho, Takamatsu-shi, Kagawa (Land)	Site Area (Land)	Total Site Area 579.99m ²
				Area for Sale 579.99m ²
Type of Ownership		Full ownership	Site Classification	Commercial/Retail use
Bldg.	Type of Structure	SRC 8F	Floor Space	Total Bldg. 3,471.55m ²
				Area for Sale 3,471.55m ²
	Type of Ownership	Full ownership	Construction Completion Date	August 1981
	Total Leasable Floor Space	2,496.02m ²	Use	Office use
Total Leased Floor Space	2,004.53m ²	PML		11.2%

Other: The appraisal value has been provided by IKOMA CB Richard Ellis K.K. In addition, Probable Maximum Loss (PML) has been prepared and disclosed in an earthquake risk report by the Shinozuka Research Institute.

4. Details of Buyer

Company Name	Gokokuji Holding TMK
Head Office Address	6-56-15, Kameido, Koto-ku, Tokyo
Relationship with JPR	None

5. Sales Agent Profile

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

Tokyo Tatemono Co., Ltd. maintains a 26% shareholding in Tokyo Realty Investment Management, Inc., the asset management company of JPR, 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.

b) Tokyo Tatemono Real Estate Sales Co., Ltd.

Tokyo Tatemono Real Estate Sales Co., Ltd. is a wholly owned subsidiary of Tokyo

Tatemono Co., Ltd. Tokyo Tatemono Real Estate Sales Co., Ltd. falls within the scope of Tokyo Realty Investment Management, Inc.'s related parties as defined in Investment Trust Law. In addition, as it also comes under 'interested party' as defined in JPR Board of Directors' regulations, it receives JPR approval for its brokerage commissions.

2) Brokerage fee: ¥140,000,000 (1.97% of the sale price, excluding consumption tax)

6. Schedule

December 20, 2004	JPR to agree transfer
December 20, 2004	Contract the sale of beneficiary interests
March 16, 2005	Planned settlement date

7. Outlook

There will be no impact on business results following the sale of the JPR Ikebukuro Building, the Asahi-Life Fukuoka 3rd/4th Buildings and the Asahi-Life Takamatsu 2nd Building. Operating forecasts for the Company's sixth fiscal period, the six months ending December 31, 2004, are unchanged.

The impact on JPR's results for the seventh fiscal period ending June 30, 2005 will be disclosed together with the announcement of the Company's sixth fiscal period results.

[Attachments]

1. Real estate portfolio after property sale

Attachment 1

Real estate portfolio after property sale

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	9.0%
	Office	Kanematsu Bldg. Annex	Chuo-ku, Tokyo	Dec. 2001	2,874	1.6%
	Office	JPR Ningyo-cho Bldg.	Chuo-ku, Tokyo	Nov. 2001	2,100	1.2%
	Office	Shin-Kojimachi Bldg.	Chiyoda-ku, Tokyo	Nov. 2001 Nov. 2002 Nov. 2004	2,420	1.3%
	Office	Crest Yasuda Bldg.	Chiyoda-ku, Tokyo	Jun. 2002	4,000	2.2%
	Office	MS Shibaura Bldg.	Minato-ku, Tokyo	Mar. 2003	11,200	6.2%
	Office	Gotanda First Bldg.	Shinagawa-ku, Tokyo	Jul. 2003	2,920	1.6%
	Office	Fukuoka Bldg.	Chuo-ku, Tokyo	Oct. 2003	1,800	1.0%
	Office	Kenwa Bldg.	Chiyoda-ku, Tokyo	May 2004	5,100	2.8%
	Office	Oval Court Ohsaki Mark West	Shinagawa-ku, Tokyo	Jun. 2004	3,500	1.9%
	Office	Shinjuku Square Tower	Shinjuku-ku, Tokyo	Jul. 2004	10,000	5.6%
	Office	BYGS Shinjuku Bldg.	Shinjuku-ku, Tokyo	Nov. 2004	2,900	1.6%
	Office	Across Shinkawa Bldg. Annex	Chuo-ku, Tokyo	Nov. 2004	710	0.4%
	Retail	Jinnan 1-chome Bldg.	Shibuya-ku, Tokyo	Jun. 2003	12,000	6.7%
	Retail	SS Daikanyama	Shibuya-ku, Tokyo	Oct. 2004	2,160	1.2%
Subtotal					79,960	44.4%
Greater Tokyo	Office	Arca East	Sumida-ku, Tokyo	Nov. 2001	5,880	3.3%
	Office	JPR Chiba Bldg.	Chiba, Chiba	Dec. 2001	2,350	1.3%
	Office	Asahi-Life Yokohama Nihon Odori Bldg.	Yokohama, Kanagawa	Nov. 2001	2,927	1.6%
	Office	Shinyokohama 2nd Center Bldg.	Yokohama, Kanagawa	Sep. 2002	920	0.5%
	Office	Kawaguchi Center Bldg.	Kawaguchi, Saitama	Feb. 2004	8,100	4.5%
	Office	SEF Bldg.	Taito-ku, Tokyo	Mar. 2004	3,250	1.8%
	Retail	Tanashi ASTA	Nishitokyo, Tokyo	Nov. 2001	10,200	5.7%
	Retail	Tsurumi fuga 1	Yokohama, Kanagawa	Nov. 2001	3,040	1.7%
	Retail	The Cupo-la Main Building (1-1 Kawaguchi Redevelopment Project)	Kawaguchi, Saitama	Mar. 2006 (Planned)	2,100	1.2%
Subtotal					38,767	21.5%

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	1.2%
	Office	Meiji Yasuda-Life Osaka Umeda Bldg.	Osaka, Osaka	Dec. 2001	8,300	4.6%
	Office	Tokyo Tatemono Honmachi Bldg.	Osaka, Osaka	Nov. 2001	4,150	2.3%
	Office	JPR Takamatsu Bldg.	Takamatsu, Kagawa	Dec. 2001	2,130	1.2%
	Office	JPR Hakata Bldg.	Fukuoka, Fukuoka	Nov. 2001	2,900	1.6%
	Office	JPR Naha Bldg.	Naha, Okinawa	Nov. 2001	1,560	0.9%
	Office	North 33 Bldg.	Sapporo, Hokkaido	Jun. 2002	3,700	2.1%
	Office	Park East Sapporo	Sapporo, Hokkaido	Jun. 2002	2,150	1.2%
	Office	Sompo Japan Sendai Bldg.	Sendai, Miyagi	Jun. 2002	3,150	1.7%
	Office	Sompo Japan Wakayama Bldg.	Wakayama, Wakayama	Jun. 2002	1,670	0.9%
	Office	Tenjin 121 Bldg.	Fukuoka, Fukuoka	Jun. 2002	2,810	1.6%
	Office	SK Hiroshima Bldg.	Hiroshima, Hiroshima	Oct. 2002	947	0.5%
	Office	Nagoya Kowa Bldg.	Nagoya, Aichi	Sep. 2003	4,550	2.5%
	Office	Doujima F Bldg.	Osaka, Osaka	Jan. 2004	2,140	1.2%
	Office	Semba Fukuoka Bldg.	Fukuoka, Fukuoka	Jun. 2004	1,920	1.1%
	Retail	Kuraray Nissay Bldg.	Osaka, Osaka	May 2003 Jul. 2003	13,000	7.2%
	Retail	Strasse Ichibancho	Sendai, Miyagi	Feb. 2005 (Planned)	4,200	2.3%
	Subtotal					61,417
Total					180,144	100.0%

Notes:

1. The “Acquisition Price” is the amount identified in the purchase agreement and does not include related costs such as real estate purchase commissions.
2. Percentages and occupancy ratios are rounded to the nearest first decimal place.
3. JPR contracted to purchase a parcel of the Cupo-la Main Building (1-1 Kawaguchi Redevelopment Project) on November 25, 2004. The planned acquisition date, however, is in March 2006.
4. JPR contracted to sell its beneficiary interest in Strasse Ichibancho on December 20, 2004. The planned acquisition date, however, is February 4, 2005.