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For Translation purpose only

For Immediate Release

Japan Prime Realty Investment Corporation
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Notice Concerning Additional Issue of New Investment Units Through Third-Party Allotment

Japan Prime Realty Investment Corporation (JPR) hereby notifies that Mizuho Securities Co., Ltd. informed JPR that it will exercise options (Greenshoe Option) to purchase 5,000 newly issued investment units. JPR had granted to Mizuho Securities Co., Ltd. the Greenshoe Option under a subscription agreement in Board of Directors' meetings held on January 13 and January 24, 2005, to provide Mizuho Securities Co., Ltd with said options on the additional issue of new investment units through third-party allotment in accordance with a subscription agreement. Details are set out below.

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| (1) Number of new investment units issued: | 5,000 units |
| (Number of investment units to be issued: | 5,000 units) |
| (2) Purchase price: | ¥263,177 per unit |
| (3) Gross proceeds: | ¥1,315,885,000 |
| (4) Subscription period: | March 1, 2005 (Tuesday) |
| (5) Payment date: | March 1, 2005 (Tuesday) |
| (6) Buyer: | Mizuho Securities Co., Ltd. |

Reference:

1. Change in total number of outstanding investment units due to the third-party allotment
Current number of outstanding investment units: 525,000 units
Increase in number of investment units due to the third-party allotment: 5,000 units
Total number of outstanding investment units after third-party allotment: 530,000 units
2. For information on the third-party allotment, please refer to the "Notice Concerning Additional Issue of New Investment Units and Secondary Offering," dated January 13, 2005.
3. Use of proceeds
JPR will allocate the proceeds from this third-party allocation (¥1,315,885,000) to funds for the acquisition of specific assets (as defined in Article 2, Paragraph 1 of the Law Relating to Investment Trusts and Investment Companies).

Note: This document provides general information in connection with the issue and secondary offering of investment units and is not provided as an inducement or invitation for investment. We caution readers to refer to the JPR's prospectus and notice of amendments thereto and to undertake investment decisions subject to individual determination.