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**For Translation purpose only**

**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 Execution of a Purchase Agreement in Connection with the  
Acquisition of the UFJ Central Leasing Head Office Building**

Japan Prime Realty Investment Corporation (JPR) today announced its decision to acquire the UFJ Central Leasing Head Office Building, as detailed in brief below. The scheduled purchase date is March 22, 2005.

Details

**1. Reason for Acquisition**

The acquisition of the UFJ Central Leasing Head Office Building is in accordance with JPR's fundamental investment policies to acquire properties in major regional cities and to enhance its investment portfolio.

**2. Acquisition Details (Planned)**

- |                             |  |
|-----------------------------|--|
| 1. Type of Acquisition      | Real estate  |
| 2. Property Name            | UFJ Central Leasing Head Office Building                         |
| 3. Acquisition Price        | ¥4,137 million (excluding acquisition costs and consumption tax) |
| 4. Contract Date            | March 4, 2005  |
| 5. Planned Acquisition Date | March 22, 2005   |
| 6. Seller                   | UFJ Central Leasing Co., Ltd.                                    |
| 7. Funding                  | Cash on hand (Planned)   |

### 3. Details of Property for Planned Acquisition

Location	Registered	Land	1-2411-1 (and other), Sakae, Naka-ku, Nagoya-shi, Aichi	
		Bldg.	1-2411-2, Sakae, Naka-ku, Nagoya-shi, Aichi	
	Residential	1-24-15, Sakae, Naka-ku, Nagoya-shi, Aichi		
Access		Seven minutes on foot from Fushimi Station, Higashiyama and Tsurumai Lines, Nagoya City Subway		
Use		Office space, Parking		
Type of Ownership		Land: Full ownership Bldg.: Full ownership		
Site Area	Land	Total site area	1,610.38m <sup>2</sup>	
	Bldg.	Gross floor area	10,201.44m <sup>2</sup>	
Type of Structure		SRC B1/9F		
Completion Date		March 7, 1991		
Architecture and Design		Takenaka Corporation		
Construction		Takenaka Corporation		
Building Specifications	Rentable floor space	817.44m <sup>2</sup>		
	Ceiling height	2,580 mm		
	Air Conditioning System	Separate system on each floor		
	Type of flooring	Ducted flooring (partial OA flooring)		
Appraisal	Appraiser	IKOMA CB Richard Ellis		
	Appraisal Value	¥3,940 million		
	Appraisal Date	February 1, 2005		
Probable Maximum Loss		<p>8.6% based on earthquake risk assessment report prepared by the Shinozuka Research Institute.</p> <p>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.</p>		
Collateral		None		
Number of Tenants		1		
Major Tenants		UFJ Central Leasing Co., Ltd.		
Total Leasable Floor Space		7,123.07m <sup>2</sup>		
Total Leased Floor Space		7,123.07m <sup>2</sup>		
Occupancy Rate on Planned Acquisition Date		100%		
Forecast Net Operating Income (Yield)		¥254 million (6.15%)		
Special Considerations		None		
<p>Notes: 1) The number of tenants, total leasable floor space, total leased floor space, and occupancy rate on scheduled acquisition date are projections as of the scheduled acquisition date of March 22, 2005. 2) 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> <ul style="list-style-type: none"> <li>- Occupancy rate of 100%</li> <li>- The amount of property and other taxes will be the same as that in the fiscal year ending December 31, 2004.</li> </ul>				

#### 4. Seller Profile

Company Name	UFJ Central Leasing Co., Ltd.
Head Office Address	1-24-15, Sakae, Naka-ku, Nagoya-shi, Aichi
Representative	Kazuyoshi Tanaka, President & Chief Executive Officer
Capital	¥6,567 Million (as of March 31, 2004)
Principal Shareholder	UFJ Bank Limited etc. (as of March 31, 2004)
Principal Activities	Leasing of information-related devices, industrial machine tools, commercial and retail facility equipment and fixtures, medical instruments and other machinery and equipment
Relationship with JPR	None

#### 5. Lease Agreement Terms and Conditions

The entire property is leased to UFJ Central Leasing Co., Ltd. (master lease). UFJ Central Leasing Co., Ltd. subleases a portion of the property. The contents of the lease are briefly as follows:

Tenant Name	UFJ Central Leasing Co., Ltd.
Total Leased Floor Space	7,123.07 m <sup>2</sup>
Lease Term	5 years from March 22, 2005 (planned)
Lease Type	Standard tenancy agreement
Rent Review	In principle, fixed lease payment for the duration of the lease
Cancellation Prior to Lease Termination Date	In principle, not possible within lease term

#### 6. Outlook

The impact on business results from the acquisition of the UFJ Central Leasing Head Office Building is expected to be immaterial. Operating forecasts for the JPR's seventh fiscal period, the six months ending June 30, 2005 are unchanged.

#### [Attachments]

1. Real estate portfolio after property acquisition
2. Photograph of the UFJ Central Leasing Head Office Building

## Attachment 1

### Real estate portfolio after property acquisition

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	8.8%
	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	1.1%
	Office	Shin-Kojimachi Bldg.	Chiyoda-ku, Tokyo	Nov. 2001 Nov. 2002 Nov. 2004	2,420	1.3%
	Office	JPR Crest Takebashi Bldg.	Chiyoda-ku, Tokyo	Jun. 2002	4,000	2.2%
	Office	MS Shibaura Bldg.	Minato-ku, Tokyo	Mar. 2003	11,200	6.1%
	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	JPR Ichigaya 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	5.4%
	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	JPR Shibuya Tower Records Bldg.	Shibuya-ku, Tokyo	Jun. 2003	12,000	6.5%
	Retail	SS Daikanyama	Shibuya-ku, Tokyo	Oct. 2004	2,160	1.2%
<b>Subtotal</b>					<b>79,960</b>	<b>43.4%</b>
Greater Tokyo	Office	Arca East	Sumida-ku, Tokyo	Nov. 2001	5,880	3.2%
	Office	JPR Chiba Bldg.	Chiba, Chiba	Dec. 2001	2,350	1.3%
	Office	JPR 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	4.4%
	Office	JPR Ueno East Bldg.	Taito-ku, Tokyo	Mar. 2004	3,250	1.8%
	Retail	Tanashi ASTA	Nishitokyo, Tokyo	Nov. 2001	10,200	5.5%
	Retail	Tsurumi fuga 1	Yokohama, Kanagawa	Nov. 2001	3,040	1.6%
	Retail	The Cupo-la Main Building (1-1 Kawaguchi Redevelopment Project)	Kawaguchi, Saitama	Mar. 2006 (Planned)	2,100	1.1%
<b>Subtotal</b>					<b>38,767</b>	<b>21.0%</b>

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	4.5%
	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	0.8%
	Office	North 33 Bldg.	Sapporo, Hokkaido	Jun. 2002	3,700	2.0%
	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	1.5%
	Office	SK Hiroshima Bldg.	Hiroshima, Hiroshima	Oct. 2002	947	0.5%
	Office	JPR Nagoya Sakae Bldg.	Nagoya, Aichi	Sep. 2003	4,550	2.5%
	Office	Dojima F Bldg.	Osaka, Osaka	Jan. 2004	2,140	1.2%
	Office	Semba Fukuoka Bldg.	Fukuoka, Fukuoka	Jun. 2004	1,920	1.0%
	Office	UFJ Central Leasing Head Office Bldg.	Nagoya, Aichi	Mar. 2005	4,137	2.2%
	Retail	JPR Umeda Loft Bldg.	Osaka, Osaka	May 2003 Jul. 2003	13,000	7.1%
	Retail	Strasse Ichibancho	Sendai, Miyagi	Feb. 2005	4,200	2.3%
<b>Subtotal</b>					<b>65,554</b>	<b>35.6%</b>
<b>Total</b>					<b>184,281</b>	<b>100.0%</b>

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 plans to sell the JPR Ikebukuro Building (acquisition price ¥2,040 million), the JPR Park West Takamatsu (acquisition price ¥872 million), and the JPR Square Hakata East/West (acquisition price ¥2,873 million) on March 16, 2005. The real estate portfolio identified above is exclusive of these properties.

**Attachment 2**

Photograph of the UFJ Central Leasing Head Office Building

