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For Translation purpose only

For Immediate Release

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Notice Concerning Increase in Ownership of the BYGS Shinjuku Building

Japan Prime Realty Investment Corporation (JPR) today announced its decision to acquire additional ownership in the BYGS Shinjuku Building, as detailed in brief below. The scheduled purchase date is April 12, 2005.

Details

1. Reason for Acquisition

With its decision to increase its existing ownership in the BYGS Shinjuku Building, JPR aims to enhance operational efficiency by raising its proportion of co-ownership.

2. Acquisition Details (Planned)

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| 1. Type of Acquisition | Real estate |
| 2. Property Name | BYGS Shinjuku Building |
| 3. Acquisition Price | ¥8,921 million (excluding acquisition costs and consumption tax) |
| 4. Planned Contract Date | March 30, 2005 |
| 5. Planned Acquisition Date | April 12, 2005 |
| 6. Seller | The Mizuho Trust & Banking Co., Ltd. |
| 7. Funding | Debt funding and cash on hand (Planned) |

3. Details of Property for which Acquisition of Additional Ownership is Planned

Location	Registered	Land	2-19-1, Shinjuku, Shinjuku-ku, Tokyo	
		Bldg.	2-19-1, Shinjuku, Shinjuku-ku, Tokyo	
	Residential	2-19-1, Shinjuku, Shinjuku-ku, Tokyo		
Access		Above Shinjuku-3chome Station, Toei Shinjuku Subway Line		
Use		Office and retail space		
Type of Ownership		Land: Ownership (Co-ownership: Co-ownership ratio being acquired this time is 50%. After the acquisition, JPR's co-ownership ratio will be 75%) Bldg.: Ownership (Co-ownership: Co-ownership ratio being acquired this time is 50%. After the acquisition, JPR's co-ownership ratio will be 75%) Remainder owners: Central General Development Co., Ltd.		
Site Area		Land	Total site area	3,522.46m ²
			Net area to be acquired by JPR	1,761.23m ²
			Total area to be under co-ownership	2,641.85m ²
		Bldg.	Gross floor area	25,733.10m ²
			Net floor area to be acquired by JPR	12,866.55m ²
			Total area to be under co-ownership	19,299.83m ²
Type of Structure		SRC B2/14F		
Completion Date		April 15, 1985		
Architecture and Design		NIKKEN SEKKEI Ltd.		
Construction		Penta-Ocean Construction Co., Ltd.		
Building Specifications	Rentable floor space	911.60m ²		
	Ceiling height	2,500 mm		
	Air Conditioning System	Separate system on each floor		
	Type of flooring	Ducted flooring (partial OA flooring)		
Appraisal	Appraiser	Sanyu Appraisal Corporation		
	Appraisal Value	¥8,900 million		
	Appraisal Date	March 8, 2005		
Probable Maximum Loss		7.8% 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		None		
Number of Tenants		21		
Major Tenants		ACTUS CO., LTD., KIMOTO Co., Ltd.		
Forecast Rental Revenue (including common charges)		¥800 million		
Total Leasable Floor Space		15,151.14m ²		
		Net area to be acquired by JPR	7,575.57m ²	
		Total area to be acquired by JPR	11,363.35m ²	
Total Leased Floor Space		12,357.20m ²		
		Net floor area to be acquired by JPR	6,178.60m ²	
		Total floor area to be acquired by JPR	9,267.90m ²	
Occupancy Ratio on Planned Acquisition Date		81.6%		
Special Considerations		As the site is partly used for subway facilities, above ground rights are held by the Tokyo metropolitan government		
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 ratio of 93%. In addition, the number of tenants, total leasable floor space, total leased floor space, and occupancy ratio on planned acquisition date are projections as of April 12, 2005.				

4. Seller Profile

Company Name	The Mizuho Trust & Banking Co., Ltd.
Head Office Address	1-2-1 Yaesu, Chuo-ku, Tokyo
Representative	Teruhiko Ikeda, President & Chief Executive Officer
Capital	¥247,231 million (as of March 31, 2004)
Principal Shareholder	Mizuho Financial Group, Inc. (as of March 31, 2004)
Principal Activities	Trust & Banking
Relationship with JPR	None (Note) However, the seller acts as JPR's administrative trustee, asset holding, and liability management company

(Note) The seller, Mizuho Trust & Banking Co., Ltd., acting as the trustee, is selling the subject property under the direction of beneficiary Red Lions Capital Special Purpose Co. (hereafter referred to as Red Lions). Red Lions has appointed The British Cayman Islands Foreign Corporation as a specified agent, and Meiji Yasuda Life Insurance Company (formerly The Yasuda Mutual Life Insurance Company and hereafter referred to as Meiji Yasuda Life), Taisei Corporation (hereafter referred to as Taisei Corp.) and others as preferred investment companies.

Meiji Yasuda Life and Taisei Corp. are shareholders of JPR's asset management company, Tokyo Realty Investment Management (hereafter "TRIM"). Because they fall under the category of interested parties according to the terms in the bylaws of JPR's board of directors, TRIM has received prior approval from JPR's board of directors regarding the acquisition. Moreover, according to enforcement orders of laws regarding investment trusts and investment corporations, Red Lions is treated as a related party.

5. Circumstances of Acquisition

Based on an agreement among the co-owners and seller referred to above in point 4, all parties understand that the property to be acquired is to be further transferred to a third party, and as a right of first refusal will be exercised so that acquisition will be made under the same price and conditions at which it is transferred to the third party.

6. Outlook

The impact on business results following the acquisition of the BYGS Shinjuku Building will be minimal. Operating forecasts for JPR's seventh fiscal period, the six months ending June 30, 2005 remain unchanged.

[Attachments]

1. Projected cash flow
2. Real estate portfolio after property acquisition
3. Photograph of the BYGS Shinjuku Building

Attachment 1

Projected cash flow

(Millions of Yen)

Projected Cash Flow	
Operating revenues	935
Rental revenues and common charges	800
Other operating revenues	134
Operating expenses (excluding depreciation)	344
Property management fees	106
Utility charges	104
Property and other taxes	100
Other operating expenses	34
NOI(= -)	591

Notes:

The above projected cash flow is an estimate equal to the Company's holdings after the current acquisition for the fiscal year in which 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 93%.
- 2) Property and other taxes are the same as for fiscal 2004.

Attachment 2

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	8.2%
	Office	Kanematsu Bldg. Annex	Chuo-ku, Tokyo	Dec. 2001	2,874	1.4%
	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	1.2%
	Office	JPR Crest Takebashi Bldg.	Chiyoda-ku, Tokyo	Jun. 2002	4,000	2.0%
	Office	MS Shibaura Bldg.	Minato-ku, Tokyo	Mar. 2003	11,200	5.6%
	Office	Gotanda First Bldg.	Shinagawa-ku, Tokyo	Jul. 2003	2,920	1.5%
	Office	Fukuoka Bldg.	Chuo-ku, Tokyo	Oct. 2003	1,800	0.9%
	Office	JPR Ichigaya Bldg.	Chiyoda-ku, Tokyo	May 2004	5,100	2.6%
	Office	Oval Court Ohsaki Mark West	Shinagawa-ku, Tokyo	Jun. 2004	3,500	1.8%
	Office	Shinjuku Square Tower	Shinjuku-ku, Tokyo	Jul. 2004	10,000	5.0%
	Office	BYGS Shinjuku Bldg.	Shinjuku-ku, Tokyo	Nov. 2004 Apr. 2005 (Planned)	11,821	6.0%
	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	6.0%
	Retail	SS Daikanyama	Shibuya-ku, Tokyo	Oct. 2004	2,160	1.1%
Subtotal					88,881	44.7%
Greater Tokyo	Office	Arca East	Sumida-ku, Tokyo	Nov. 2001	5,880	3.0%
	Office	JPR Chiba Bldg.	Chiba, Chiba	Dec. 2001	2,350	1.2%
	Office	JPR Yokohama Nihon Odori Bldg.	Yokohama, Kanagawa	Nov. 2001	2,927	1.5%
	Office	Shinyokohama 2nd Center Bldg.	Yokohama, Kanagawa	Sep. 2002	920	0.5%
	Office	Kawaguchi Center Bldg.	Kawaguchi, Saitama	Feb. 2004	8,100	4.1%
	Office	JPR Ueno East Bldg.	Taito-ku, Tokyo	Mar. 2004	3,250	1.6%
	Retail	Tanashi ASTA	Nishitokyo, Tokyo	Nov. 2001	10,200	5.1%
	Retail	Tsurumi fuga 1	Yokohama, Kanagawa	Nov. 2001	3,040	1.5%
	Retail	The Cupo-la Main Building (1-1 Kawaguchi Redevelopment Project)	Kawaguchi, Saitama	Mar. 2006 (Planned)	2,100	1.1%
	Subtotal					38,767

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	1.1%
	Office	Meiji Yasuda Life Osaka Umeda Bldg.	Osaka, Osaka	Dec. 2001	8,300	4.2%
	Office	Tokyo Tatemono Honmachi Bldg.	Osaka, Osaka	Nov. 2001	4,150	2.1%
	Office	JPR Takamatsu Bldg.	Takamatsu, Kagawa	Dec. 2001	2,130	1.1%
	Office	JPR Hakata Bldg.	Fukuoka, Fukuoka	Nov. 2001	2,900	1.5%
	Office	JPR Naha Bldg.	Naha, Okinawa	Nov. 2001	1,560	0.8%
	Office	North 33 Bldg.	Sapporo, Hokkaido	Jun. 2002	3,700	1.9%
	Office	Park East Sapporo	Sapporo, Hokkaido	Jun. 2002	2,150	1.1%
	Office	Sompo Japan Sendai Bldg.	Sendai, Miyagi	Jun. 2002	3,150	1.6%
	Office	Sompo Japan Wakayama Bldg.	Wakayama, Wakayama	Jun. 2002	1,670	0.8%
	Office	Tenjin 121 Bldg.	Fukuoka, Fukuoka	Jun. 2002	2,810	1.4%
	Office	SK Hiroshima Bldg.	Hiroshima, Hiroshima	Oct. 2002	947	0.5%
	Office	JPR Nagoya Sakae Bldg.	Nagoya, Aichi	Sep. 2003	4,550	2.3%
	Office	Dojima F Bldg.	Osaka, Osaka	Jan. 2004	2,140	1.1%
	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	2.1%
	Retail	JPR Umeda Loft Bldg.	Osaka, Osaka	May 2003 Jul. 2003	13,000	6.5%
	Retail	Strasse Ichibancho	Sendai, Miyagi	Feb. 2005	4,200	2.1%
	Retail	Benetton Shinsaibashi Bldg.	Osaka, Osaka	May 2005 (Planned)	5,430	2.7%
	Subtotal					70,984
Total					198,632	100.0%

Notes:

1. The "Acquisition Price" is the amount identified in the purchase agreement and does not include acquisition costs and consumption tax.
2. Percentages 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.

Attachment 3

Photograph of the BYGS Shinjuku Building

