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For Translation purpose only

For Immediate Release

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**Notice Concerning Execution of a Purchase Agreement in Connection with the
Acquisition of the Tachikawa Business Center Building**

Japan Prime Realty Investment Corporation (JPR) today announced its decision to acquire the Tachikawa Business Center Building, as detailed in brief below:

The scheduled purchase date is September 30, 2005.

Details

1. Reason for Acquisition

The acquisition of the Tachikawa Business Center Building is in accordance with JPR's fundamental investment policies to acquire new office buildings in Greater Tokyo in an effort to enhance and stabilize its investment portfolio.

2. Acquisition Details (Planned)

- | | |
|-----------------------------|---|
| 1. Type of Acquisition | Beneficiary interest |
| 2. Asset Custodian | The Chuo Mitsui Trust and Banking Co., Ltd. |
| 3. Term of Trust | From August 30, 2004 to August 31, 2014 |
| 4. Property Name | Tachikawa Business Center Building |
| 5. Acquisition Price | ¥888 million
(excluding acquisition costs and consumption tax) |
| 6. Contract Date | August 9, 2005 |
| 7. Planned Acquisition Date | September 30, 2005 |
| 8. Seller | Nomura Real Estate Development Co., Ltd. |
| 9. Funding | Cash on hand (planned) |

3. Details of Property for Planned Acquisition

Location	Registered	Land	2-299, Akebono-cho, Tachikawa-shi, Tokyo	
		Bldg.	2-299, Akebono-cho, Tachikawa-shi, Tokyo	
	Residential		2-38-5, Akebono-cho, Tachikawa-shi, Tokyo	
Access		Five minutes on foot from Tachikawa Station, JR Chuo Line, Ome Line and Nambu Line		
Use		Office space, Parking facilities		
Type of Ownership		Land: Co-ownership (16.927% of the total site) Bldg.: Unit ownership (floors 4 - 5) Remaining owners: Tokyo Tatemono Co., Ltd. and five others		
Site Area		Land	Total site area	2,047.22m ²
			Net site area to be acquired by JPR	346.53m ²
		Bldg.	Gross floor area	14,706.36m ²
			Proprietary floor area	10,027.66m ²
			Net floor area to be acquired by JPR	1,746.58m ²
Type of Structure		S・SRC B1/12F		
Completion Date		December 15, 1994		
Architecture and Design		Housing and Urban Development Corporation (Current name Urban Renaissance Agency)		
Construction		Joint construction project comprising Kumagai Gumi Co., Ltd. and Okumura Corporation		
Building Specifications	Rentable floor space	883.22m ²		
	Ceiling height	2,600mm		
	Air Conditioning System	Separate system on each floor		
	Type of flooring	Three-way ducted flooring		
Appraisal	Appraiser	IKOMA CB Richard Ellis		
	Appraisal Value	¥903 million		
	Appraisal Date	August 1, 2005		
Probable Maximum Loss		14.3% based on the 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		4		
Major Tenants		Ricoh Sales Co., Ltd.		
Forecast Rental Revenue (including common charges)		¥93 million		
Total Leasable Floor Space		1,747.13m ²		
Total Leased Floor Space		1,747.13m ²		
Occupancy Ratio 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 ratio of 90%. 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 September 30, 2005.				

4. Seller Profile

Company Name	Nomura Real Estate Development Co., Ltd.
Head Office Address	1-26-2, Nishi-shinjuku Shinjuku-ku, Tokyo
Representative	Hirohisa Suzuki, President
Capital	¥2,000 million (as of March 31, 2005)
Principal Activities	Real estate business
Relationship with JPR	None

5. Outlook

There will be minimal impact on JPR's results for the eighth fiscal period ending December 31, 2005, following the acquisition of the Tachikawa Business Center Building. The operating forecast for JPR's results for the eighth fiscal period will be disclosed together with the announcement of seventh fiscal period results.

[Attachments]

1. Projected cash flow
2. Real estate portfolio after property acquisition
3. Photograph of the Tachikawa Business Center Building

Attachment 1

Projected cash flow

(Millions of Yen)

Projected Cash Flow	
Operating revenues	106
Rental revenues and common charges	93
Other operating revenues	13
Operating expenses (excluding depreciation)	45
Property management fees	12
Utility charges	16
Property and other taxes	8
Other operating expenses	10
NOI(= -)	60

Notes:

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

- 1) Revenues are based on an estimated occupancy ratio of 90% .
- 2) Property and other taxes are the same as for fiscal 2005.

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	8.1%
	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	1.0%
	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 Apr. 2005	2,920	1.5%
	Office	JPR Ichigaya Bldg.	Chiyoda-ku, Tokyo	May 2004	5,100	2.5%
	Office	Oval Court Ohsaki Mark West	Shinagawa-ku, Tokyo	Jun. 2004	3,500	1.7%
	Office	Shinjuku Square Tower	Shinjuku-ku, Tokyo	Jul. 2004	10,000	5.0%
	Office	BYGS Shinjuku Bldg.	Shinjuku-ku, Tokyo	Nov. 2004 Apr. 2005	11,821	5.9%
	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	JPR Daikanyama	Shibuya-ku, Tokyo	Oct. 2004	2,160	1.1%
Subtotal					90,001	44.9%
Greater Tokyo	Office	Arca East	Sumida-ku, Tokyo	Nov. 2001	5,880	2.9%
	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	4.0%
	Office	JPR Ueno East Bldg.	Taito-ku, Tokyo	Mar. 2004	3,250	1.6%
	Office	Tachikawa Business Center Bldg.	Tachikawa, Tokyo	Sep. 2005 (Planned)	888	0.4%
	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	1.0%
Subtotal					39,655	19.8%

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	4.1%
	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	1.4%
	Office	JPR Naha Bldg.	Naha, Okinawa	Nov. 2001	1,560	0.8%
	Office	North 33 Bldg.	Sapporo, Hokkaido	Jun. 2002	3,700	1.8%
	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	5,430	2.7%
	Subtotal					70,984
Total					200,640	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 Tachikawa Business Center Building

