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**For Translation Purpose Only**  
**For Immediate Release**

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### **Notice Concerning Acquisition of the Cupo-la Main Building**

Further to the press release “Notice Concerning Execution of a Purchase Agreement in Connection with the Acquisition of the Cupo-la Main Building (1-1 Kawaguchi Redevelopment Project)” dated November 24, 2004, Japan Prime Realty Investment Corporation (JPR) today announced that the settlement of the Cupo-la Main Building completed and the specific property acquisition details, property name and acquisition price have been determined.

#### Details

##### **1. Acquisition Details**

- |                        |  |
|------------------------|--|
| 1. Type of Acquisition | Real estate  |
| 2. Property Name       | The Cupo-la Main Building  |
| 3. Acquisition Price   | ¥2,100 million (excluding acquisition costs and consumption tax) |
| 4. Acquisition Date    | March 31, 2006   |
| 5. Seller              | Taisei Corporation   |
| 6. Funding             | Borrowings   |

## 2. Details of Property for Acquisition

Location	Registered	Land	1-700, Kawaguchi, Kawaguchi-shi, Saitama	
		Building	1-700, Kawaguchi, Kawaguchi-shi, Saitama	
	Residential	1-1-1, Kawaguchi, Kawaguchi-shi, Saitama		
Access		One minute on foot from Kawaguchi Station, JR Keihin Tohoku Line		
Use		Shops, Public facility (Subject acquisition to be used as retail shops)		
Type of Ownership		Land: Co-ownership (JPR percentage share of the total site area is 7.3% including areas allocated as condominiums for sale) Building: Unit ownership Remaining owners: Kawaguchi City and 20 other owners (relating solely to the Cupo-la Main Building)		
Site Area (Registered)	Land	Total redevelopment site area		15,008.28㎡
		Net area to be acquired by JPR		1,100.74㎡
	Building	Gross floor space (only Cupo-la)		48,321.96㎡
		Proprietary floor area (only Cupo-la)		34,926.66㎡
		Net floor area to be acquired by JPR		5,870.33㎡
Type of Structure (Registered)		S, RC, SRC B2/10F		
Completion Date (Registered)		January 26, 2006		
Architecture and Design		A&T Associates Co., Ltd.		
Construction		Joint construction project comprising Taisei Corporation, Sumitomo Mitsui Construction Co., Ltd., Saitama Kenko K.K. and K.K. Kawaguchi Doken		
Appraisal	Appraiser	Sanyu Appraisal Corporation		
	Appraisal Value	¥2,420 million		
	Appraisal Date	March 31, 2006		
Probable Maximum Loss		12.7% based on an 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.		
Building Certification Authority		Public sector (Municipal government)		
Collateral		None		
Number of Tenants		1		
Forecast Net Operating Income (Yield)		¥139 million per annum (6.6%)		
Total Leasable Floor Space		5,963.00㎡		
Total Leased Floor Space		5,963.00㎡		
Occupancy Rate on Planned Acquisition Date		100%		
Special Considerations		None		

- The number of tenants, total leasable floor space, total leased floor space, and the occupancy rate on the planned acquisition date are projections as of the acquisition date of March 31, 2006.

- NOI is based on forecast income for a full year after eliminating special factors applicable to the period in which the property was acquired. Accordingly, it is not a forecast for the current fiscal period. Assumptions that form the basis of calculations are as follows:

1) Occupancy rate of 100%

2) The annual amount for property and other taxes is estimated by Tokyo Realty Investment Management Inc., JPR's asset management company.

### 3. Property Lease Agreement Details

Tenant Name	The Maruetsu Inc.
Total Leased Floor Space	5,963.00m <sup>2</sup>
Lease Term	20 years from March 17, 2006
Lease Type	Fixed-term commercial building lease agreement
Rent Review	Fixed rent for years one through 10. Initial rent review in year 11 with the option for further review every three years thereafter
Cancellation Prior to Lease Termination Date	In principle, not allowed

### 4. Seller Profile

Company Name	Taisei Corporation
Head Office Address	1-25-1, Nishi-Shinjuku, Shinjuku-ku, Tokyo
Representative	Kanji Hayama, President & Chief Executive Officer
Capital	¥112,448 million (as of September 30, 2005)
Principal Shareholder	Japan Trustee Service Bank, Ltd. etc. (as of September 30, 2005)
Principal Activities	Major general contractors
Relationship with JPR	Taisei Corporation maintains a 20% shareholding in Tokyo Realty Investment Management, Inc., the asset management company of JPR, and falls within the scope of interested parties as defined by the regulations of JPR's Board of Directors. JPR has provided its acknowledgement of this transaction. Taisei Corporation does not, however, fall within the scope of related parties in accordance with the Law Concerning Investment Trusts and Investment Corporations.

### 5. Outlook

Operating forecasts for JPR's ninth fiscal period, the six months ending June 30, 2006, are unchanged.

#### [Attachments]

1. Portfolio after property acquisition
2. Photograph of the Cupo-la Main Building

## Attachment 1

### 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	7.5%
	Office	Kanematsu Bldg. Annex	Chuo-ku, Tokyo	Dec. 2001	2,874	1.3%
	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	1.1%
	Office	JPR Crest Takebashi Bldg.	Chiyoda-ku, Tokyo	Jun. 2002	4,000	1.8%
	Office	MS Shibaura Bldg.	Minato-ku, Tokyo	Mar. 2003	11,200	5.2%
	Office	Gotanda First Bldg.	Shinagawa-ku, Tokyo	Jul. 2003	2,920	1.4%
	Office	Fukuoka Bldg.	Chuo-ku, Tokyo	Oct. 2003 Apr. 2005	2,920	1.4%
	Office	JPR Ichigaya Bldg.	Chiyoda-ku, Tokyo	May 2004	5,100	2.4%
	Office	Oval Court Ohsaki Mark West	Shinagawa-ku, Tokyo	Jun. 2004	3,500	1.6%
	Office	Shinjuku Square Tower	Shinjuku-ku, Tokyo	Jul. 2004	10,000	4.6%
	Office	BYGS Shinjuku Bldg.	Shinjuku-ku, Tokyo	Nov. 2004 Apr. 2005	11,821	5.5%
	Office	Across Shinkawa Bldg. Annex	Chuo-ku, Tokyo	Nov. 2004	710	0.3%
	Retail	JPR Shibuya Tower Records Bldg.	Shibuya-ku, Tokyo	Jun. 2003	12,000	5.5%
	Retail	JPR Daikanyama	Shibuya-ku, Tokyo	Oct. 2004	2,160	1.0%
	Retail	JPR Jingumae 432	Shibuya-ku, Tokyo	Mar. 2006	4,460	2.1%
	<b>Subtotal</b>					<b>94,461</b>
Greater Tokyo	Office	Arca East	Sumida-ku, Tokyo	Nov. 2001	5,880	2.7%
	Office	JPR Chiba Bldg.	Chiba, Chiba	Dec. 2001	2,350	1.1%
	Office	JPR Yokohama Nihon Odori Bldg.	Yokohama, Kanagawa	Nov. 2001	2,927	1.4%
	Office	Shinyokohama 2nd Center Bldg.	Yokohama, Kanagawa	Sep. 2002	920	0.4%
	Office	Kawaguchi Center Bldg.	Kawaguchi, Saitama	Feb. 2004	8,100	3.7%
	Office	JPR Ueno East Bldg.	Taito-ku, Tokyo	Mar. 2004	3,250	1.5%
	Office	Tachikawa Business Center Bldg.	Tachikawa, Tokyo	Sep. 2005	888	0.4%
	Office	Rise Arena Bldg. (Higashi-Ikebukuro 4-chome Redevelopment Project)	Toshima-ku, Tokyo	Mar. 2007 (Planned)	5,467	2.5%
	Retail	Tanashi ASTA	Nishitokyo, Tokyo	Nov. 2001	10,200	4.7%
	Retail	Tsurumi fuga 1	Yokohama, Kanagawa	Nov. 2001	3,040	1.4%
	<b>Retail</b>	<b>The Cupo-la Main Bldg.</b>	<b>Kawaguchi, Saitama</b>	<b>Mar. 2006</b>	<b>2,100</b>	<b>1.0%</b>
	Retail	Kawasaki Dice Special Purpose Company Certificates	Kawasaki, Kanagawa	Dec. 2005	1,553	0.7%
<b>Subtotal</b>					<b>46,675</b>	<b>21.6%</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	1.0%
	Office	Meiji Yasuda Life Osaka Umeda Bldg.	Osaka, Osaka	Dec. 2001	8,300	3.8%
	Office	Tokyo Tatemono Honmachi Bldg.	Osaka, Osaka	Nov. 2001	4,150	1.9%
	Office	JPR Takamatsu Bldg.	Takamatsu, Kagawa	Dec. 2001	2,130	1.0%
	Office	JPR Hakata Bldg.	Fukuoka, Fukuoka	Nov. 2001	2,900	1.3%
	Office	JPR Naha Bldg.	Naha, Okinawa	Nov. 2001	1,560	0.7%
	Office	North 33 Bldg.	Sapporo, Hokkaido	Jun. 2002	3,700	1.7%
	Office	Sompo Japan Sendai Bldg.	Sendai, Miyagi	Jun. 2002	3,150	1.5%
	Office	Sompo Japan Wakayama Bldg.	Wakayama, Wakayama	Jun. 2002	1,670	0.8%
	Office	Tenjin 121 Bldg.	Fukuoka, Fukuoka	Jun. 2002	2,810	1.3%
	Office	JPR Nagoya Sakae Bldg.	Nagoya, Aichi	Sep. 2003	4,550	2.1%
	Office	Dojima F Bldg.	Osaka, Osaka	Jan. 2004	2,140	1.0%
	Office	Semba Fukuoka Bldg.	Fukuoka, Fukuoka	Jun. 2004	1,920	0.9%
	Office	UFJ Central Leasing Head Office Bldg.	Nagoya, Aichi	Mar. 2005	4,137	1.9%
	Retail	JPR Umeda Loft Bldg.	Osaka, Osaka	May 2003 Jul. 2003	13,000	6.0%
	Retail	Strasse Ichibancho	Sendai, Miyagi	Feb. 2005	4,200	1.9%
	Retail	Benetton Shinsaibashi Bldg.	Osaka, Osaka	May. 2005	5,430	2.5%
	Retail	Housing Design Center Kobe	Kobe, Hyogo	Sep. 2005	7,220	3.3%
	<b>Subtotal</b>					<b>75,107</b>
<b>Total</b>					<b>216,243</b>	<b>100.0%</b>

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 Rise Arena Building (Higashi-Ikebukuro 4-chome Redevelopment Project) on September 30, 2005. The planned acquisition date, however, is in March 2007.
4. Kawasaki Dice Special Purpose Company (TMK) is a special purpose company established in accordance with the Law Concerning Asset Securitization. JPR holds 10.0% of TMK's outstanding preferred securities.

## Attachment 2

Photograph of the Cupo-la Main Building

