

December 21, 2006

**For Translation Purposes Only**

**For Immediate Release**

Japan Prime Realty Investment Corporation  
Hirohito Kaneko  
Executive Officer  
(Securities Code: 8955)

Asset Management Company:  
Tokyo Realty Investment Management, Inc.  
Toshihiro Hagiwara  
President and Chief Executive Officer  
Inquiries: Yasuo Furuya  
Director and Chief Financial Officer  
TEL: +81-3-3516-1591

**Notice Concerning Change of Planned Transfer Date for Asset Sale  
(Tsurumi Fuga 1 and JPR Takamatsu Bldg.)**

Japan Prime Realty Investment Corporation (JPR) announces that it will change the planned transfer date of Tsurumi Fuga 1 and JPR Takamatsu Bldg., based on mutual agreement with the transferee, as described below. JPR earlier announced the date to be January 11, 2007 (JPR press release dated July 26, 2006, "Notice Concerning Sale of Tsurumi Fuga 1 and JPR Takamatsu Bldg.").

Details

1. Description of the Change in Planned Transfer Date

Earlier announcement: January 11, 2007  
New planned transfer date: April 11, 2007

No changes have been made to other relevant terms.

2. Reason for the Change

The transferee had asked JPR to change the planned transfer date for the properties. JPR and the transferee discussed the issue and agreed to change the planned transfer date to the date indicated above.

3. Future Outlook

The change to the planned transfer date will not cause any change in JPR's forecasts for management operations in the 10<sup>th</sup> fiscal period (six months ending December 2006).