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For Translation purpose only

For Immediate Release

Japan Prime Realty Investment Corporation
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**Notice Concerning Additional Issue of New Investment Units
Through Third-Party Allotment**

Japan Prime Realty Investment Corporation (JPR) announces that Mizuho Securities Co., Ltd. informed JPR that it will exercise options (greenshoe option) to purchase 5,000 newly issued investment units. JPR had granted to Mizuho Securities Co., Ltd. the greenshoe option resolved at a Board of Directors' meeting held on January 17 and January 29, 2007, to provide Mizuho Securities Co., Ltd with said options to issue additional new investment units through third-party allotment along with a resolution to issue additional new investments (primary offering) and conduct a secondary offering (over-allotment option). Details are set out below.

- (1) Total number of units to be issued
5,000 units

(Number of investment units to be issued)
(5,000 units)
- (2) Purchase price
¥434,673 per unit
- (3) Gross proceeds
¥2,173,365,000

Note: This document provides general information in connection with the issue and secondary offering of investment units and is not provided as an inducement or invitation for investment. We caution readers to refer to the JPR's prospectus and notice of amendments thereto and to undertake investment decisions subject to individual determination.

- (4) Subscription period:
March 6, 2007 (Tuesday)

- (5) Payment date
March 7, 2007 (Wednesday)

- (6) Third party
Mizuho Securities Co., Ltd.

(Reference)

1. Change in total number of outstanding investment units due to the third-party allotment
Current number of outstanding investment units: 620,000 units
Increase in number of investment units due to the third-party allotment: 5,000 units
Total number of outstanding investment units after third-party allotment: 625,000 units

2. For information on the third-party allotment, please refer to the “Notice Concerning Additional Issue of New Investment Units and Secondary Offering,” dated January 17, 2007, and “Notice Concerning Pricing for Additional Issue of New Investment Units and Secondary Offering,” dated January 29, 2007.

3. Use of proceeds
Proceeds from this third-party allotment (¥2,173,365,000) are earmarked for a part of the repayment of JPR’s debt (¥27,000,000,000) and the acquisition of new specific assets (¥14,293,935,000) (same meaning as defined in article 2:1 of the Investment Trusts and Investment Companies Law) by JPR.

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