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For translation purposes only

For Immediate Release

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Amendment to the Notice Concerning Acquisition of Property and Conclusion of Agreement on the Acquisition

Japan Prime Realty Investment Corporation (JPR) announces the following amendment to its press release “Notice Concerning Acquisition of Property and Conclusion of Agreement on the Acquisition,” dated November 9, 2007.

Details

1. Place of Amendment

“2. Acquisition Details 4) Contract Date, Acquisition Date, Seller, Acquisition Price (Planned), etc.”

2. Details of Amendment

“Preferred Equity Ration” item of the table and preferred equity ration of A are amended as follows:

[Prior to Amendment]

	(Omitted)	Preferred Equity Ration	(Omitted)
A	(Omitted)	3%	(Omitted)
B		12%	
C		25%	

[After Amendment (underlined parts)]

	(Omitted)	Preferred Equity Ration <u>(*6)</u>	(Omitted)
A	(Omitted)	3% <u>(*7)</u>	(Omitted)
B		12%	
C		25%	

*6 The Preferred Equity Ration is calculated using numbers after the additional issuance of TMK's Preferred Securities scheduled in April 2009.

*7 Calculating from the number of Preferred Securities outstanding as of November 9, 2007, Preferred equity ration is 4.63%, which is rounded to the nearest second decimal place.