



Japan Prime Realty Investment Corporation  
**11th Fiscal Period Results**  
(January 1, 2007 – June 30, 2007)

August 2007

**Japan Prime Realty Investment Corporation (JPR)**

Tokyo Stock Exchange (Code 8955)

Board of Directors Meeting: August 17, 2007

Payment of Dividends: September 10, 2007 (planned)

Website: [http://www.jpr-reit.co.jp/jpr\\_e/index.html](http://www.jpr-reit.co.jp/jpr_e/index.html)

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**PERFORMANCE (January 1, 2007 – June 30, 2007)****(1) Business Results**

(Amounts less than a million yen discarded)

(Millions of yen, yen for per unit information / Percentage change from previous fiscal period)

	Operating Revenues	% Change	Net Operating Profits	% Change	Recurring Profits	% Change
<b>June 30, 2007</b>	<b>10,056</b>	<b>10.7%</b>	<b>5,108</b>	<b>16.8%</b>	<b>4,373</b>	<b>20.0%</b>
Dec. 31, 2006	9,088	5.8%	4,373	8.7%	3,643	5.6%

(Yen)

	Net Income	% Change	EPU	Net Income/NAV	Recurring Profits/Total Assets	Recurring Profits/Operating Revenues
<b>June 30, 2007</b>	<b>4,372</b>	<b>20.0%</b>	<b>7,223</b>	<b>3.1%</b>	<b>1.7%</b>	<b>43.5%</b>
Dec. 31, 2006	3,642	5.6%	6,872	3.1%	1.5%	40.1%

Notes: 1. EPU is calculated based on the average number of investment units during the term

Fiscal period ended Dec. 31, 2006: 530,000 units

Fiscal period ended June 30, 2007: 625,000 units

2. Changes in accounting standards: No

3. Net income/NAV and Recurring Profits/Total Assets are calculated based on the average of unitholders' equity (NAV) and Total Assets as of the beginning and end of the period

**(2) Cash Distributions**

(Millions of yen, yen for DPU)

	DPU	Distribution Amount	Exceeding Profit Distribution Per Unit	Exceeding Profit Distribution Amount	Dividend Payout Ratio	Distribution/NAV
<b>June 30, 2007</b>	<b>6,996</b>	<b>4,372</b>	<b>0</b>	<b>0</b>	<b>99.9%</b>	<b>2.7%</b>
Dec. 31, 2006	6,873	3,642	0	0	100.0%	3.1%

Note: Dividend payout ratio is rounded to the nearest tenth.

**(3) Financial Position**

(Millions of yen, yen for NAV per unit)

	Total Assets	NAV	NAV Ratio	NAV Per Unit
<b>June 30, 2007</b>	<b>271,398</b>	<b>161,098</b>	<b>59.4%</b>	<b>257,757</b>
Dec. 31, 2006	244,691	119,074	48.7%	224,668

Reference: Net Assets

Fiscal period ended Dec. 31, 2006: 119,074 millions of yen

Fiscal period ended June 30, 2007: 161,098 millions of yen

**(4) Cash Flows**

(Millions of yen)

	Cash Flows from Operating Activities	Cash Flows from Investing Activities	Cash Flows from Financing Activities	Cash and Cash Equivalents at end of period
<b>June 30, 2007</b>	<b>11,066</b>	<b>(28,862)</b>	<b>21,152</b>	<b>28,007</b>
Dec. 31, 2006	5,292	(13,229)	8,508	24,650

**FORECASTS FOR 12th FISCAL PERIOD ENDING DECEMBER 31, 2007**

(Millions of yen, yen for DPU and exceeding profit distribution per unit)

	Operating Revenues	Net Operating Profits	Recurring Profits	Net Income	DPU (excluding exceeding profit distribution per unit)	Exceeding Profit Distribution Per Unit
12th Fiscal Period Ending December 31, 2007	<b>10,354</b>	<b>4,926</b>	<b>4,063</b>	<b>4,062</b>	<b>6,500</b>	—

Reference: Estimated EPU for the fiscal period: 6,500 yen

The above-mentioned forecasts are based on “Assumptions for the 12th Fiscal Period Forecast (July 1, 2007 - December 31, 2007)” as below. The aforementioned forecasts are based on assumptions and information available to management as of August 17, 2007. As a result, actual operating revenues, net operating profit, recurring profit, net income, distribution per unit and exceeding profit distribution per unit will be subject to changes in market conditions.

Accordingly, the forecasts are not a guarantee of any cash distribution amounts.

**Assumptions for the 12th Fiscal Period Forecast  
(July 1, 2007 – December 31, 2007)**

Item	Assumptions
Period	12th fiscal period: July 1, 2007 to December 31, 2007 (investment period: 184 days)
Property Portfolio	In addition to the existing 48 properties and preferred securities (one issue) held as of June 30, 2007, JPR acquired Yume-ooka Office Tower on July 10, 2007 and the assumption is that Kawasaki Dice TMK will be liquidated during the 12th fiscal period. The assumed average occupancy rate at end of month is 98.5%.  In practice, these assumptions may vary due to such events as the acquisition of additional properties or the sale of existing properties.
Units Outstanding	The 625,000 investment units outstanding as of June 30, 2007 is assumed.
Interest-Bearing Debt Ratio	The interest-bearing debt ratio as of June 30, 2007 stands at 37.2%. However, JPR acquired Yume-ooka Office Tower (acquisition price: 6.51 billion yen) on July 10, 2007 using short-term debt, and repaid 10.4 billion yen in short-term debt and 4,783 million yen in long-term debt on July 27, 2007 through the July 23, 2007 issue of corporate bonds (15.0 billion yen). Accordingly, the interest-bearing debt ratio as of the date of this report has increased to 38.9%.

	<p>Forecasts for the 12th fiscal period are based on the assumption that the interest-bearing debt ratio will hover at this level.</p> <p>The following formula is used in calculating the interest-bearing debt ratio in this table.</p> $\text{Interest-bearing debt ratio} = \frac{\text{Interest-bearing debt}}{\text{Interest-bearing debt} + \text{Unitholders' capital}} \times 100$
Operating Expenses	<p>Concerning Tachikawa Business Center Building (additional acquisition), Shinjuku Sanchome East Building, Musashiurawa Shopping Square, Rise Arena Building, Kawasaki Dice Building and Yume-ooka Office Tower that were acquired on or after January 1, 2007, adjustments such as property taxes and city planning taxes levied on these properties for the initial year of acquisition have been included in acquisition costs. Therefore, no operating expenses have been incurred for these.</p> <p>(However, property taxes and city planning taxes to be levied on the owners of the properties as at January 1, 2008 will be appropriated as operating expenses for fiscal periods ending June 2008 and after.)</p>
Distribution per Unit	<p>JPR does not currently anticipate distributions in excess of earnings per unit. Limited to JPR's retained earnings, the forecast is based on a distribution of the amount obtained by dividing the profit available for dividend by the number of units outstanding and rounded down to the nearest yen.</p>

## Financial Statements

### Balance Sheets (June 30, 2007 and December 31, 2006)

#### Assets

('000 Yen)

Item	End of 11th Period (June 30, 2007)	End of 10th Period (December 31, 2006)	% Change
<b>Current Assets:</b>			
Cash and bank deposits	13,189,044	10,653,563	
Entrusted cash and deposits	14,818,371	13,997,165	
Rental receivables	218,417	134,365	
Prepaid expenses	96,794	138,530	
Deferred tax assets	149	192	
Consumption tax refundable	120,563	—	
Other current assets	12,504	9,811	
<b>Total Current Assets</b>	<b>28,455,845</b>	<b>24,933,629</b>	<b>14.1%</b>
<b>Fixed Assets:</b>			
<b>Property and equipment:</b>			
Buildings	21,108,028	18,431,800	
Entrusted buildings	79,049,528	72,363,796	
Structures	5,260	4,714	
Entrusted structures	74,774	70,743	
Machinery and equipment	271,023	151,968	
Entrusted machinery and equipment	1,346,426	1,358,449	
Tools, furniture and fixtures	14,860	13,859	
Entrusted tools, furniture and fixtures	70,901	65,022	
Land	34,551,599	28,581,792	
Entrusted land	117,128,148	108,824,129	
Construction in progress	783,596	6,428	
Entrusted construction in progress	8,962	—	
Less: accumulated depreciation	(13,090,418)	(11,749,209)	
<b>Total Property and Equipment</b>	<b>241,322,687</b>	<b>218,123,491</b>	<b>10.6%</b>
<b>Intangible Assets:</b>			
Other intangible assets	9,044	5,471	
<b>Total Intangible Assets</b>	<b>9,044</b>	<b>5,471</b>	<b>65.3%</b>
<b>Investments and Other Assets:</b>			
Investment securities	1,558,460	1,558,460	
Deposits	10,100	10,100	
Other	250	250	
<b>Total Investments and Other Assets</b>	<b>1,568,810</b>	<b>1,568,810</b>	<b>—</b>
<b>Total Fixed Assets</b>	<b>242,900,542</b>	<b>219,697,773</b>	<b>10.6%</b>
<b>Deferred Assets:</b>			
Corporate bond issuance costs	42,439	60,555	
<b>Total Deferred Assets</b>	<b>42,439</b>	<b>60,555</b>	<b>(29.9%)</b>
<b>Total Assets</b>	<b>271,398,827</b>	<b>244,691,958</b>	<b>10.9%</b>

**Balance Sheets (June 30, 2007 and December 31, 2006)****Liabilities**

('000 Yen)

Item	End of 11th Period (June 30, 2007)	End of 10th Period (December 31, 2006)	% Change
<b>Current Liabilities:</b>			
Trade accounts payable	998,128	923,005	
Short-term borrowings	3,500,000	19,500,000	
Current portion of long-term borrowings	4,783,000	7,500,000	
Current portion of corporate bonds	10,000,000	—	
Other accounts payable	566,524	473,515	
Accrued expenses	173,958	184,597	
Accrued income taxes	663	609	
Accrued consumption taxes	—	145,485	
Rent received in advance	1,044,124	1,014,037	
<b>Total Current Liabilities</b>	<b>21,066,400</b>	<b>29,741,250</b>	<b>(29.2%)</b>
<b>Long-Term Liabilities:</b>			
Corporate bonds	36,500,000	46,500,000	
Long-term borrowings	38,183,000	35,966,000	
Leasehold and security deposits received	3,613,756	3,098,556	
Entrusted leasehold and security deposits received	10,937,479	10,311,883	
<b>Total Long-Term Liabilities</b>	<b>89,234,236</b>	<b>95,876,439</b>	<b>(6.9%)</b>
<b>Total Liabilities</b>	<b>110,300,636</b>	<b>125,617,689</b>	<b>(12.2%)</b>
<b>Unitholders' Equity:</b>			
Unitholders' capital 5,000,000 units authorized 625,000 and 530,000 units issued and outstanding at June 30, 2007 and at December 31, 2006, respectively	156,725,438	115,431,503	35.8%
Retained earnings	4,372,752	3,642,765	20.0%
<b>Total Unitholders' Equity</b>	<b>161,098,190</b>	<b>119,074,268</b>	<b>35.3%</b>
<b>Total Liabilities and Unitholders' Equity</b>	<b>271,398,827</b>	<b>244,691,958</b>	<b>10.9%</b>

**Statements of Income and Retained Earnings (January 1, 2007 – June 30, 2007 and July 1, 2006 – December 31, 2006)**

Item	('000 Yen)		
	11th Fiscal Period (January 1, 2007 – June 30, 2007)	10th Fiscal Period (July 1, 2006 – December 31, 2006)	% Change
<b>Operating Revenues</b>	10,056,610	9,088,175	10.7%
Real estate rental revenues	9,496,106	9,056,584	
Gain on sale of real estate	530,194	—	
Dividends received	30,309	31,591	
<b>Operating Expenses</b>	4,948,423	4,714,416	5.0%
Real estate rental expenses	4,315,000	4,151,317	
Asset management fees	391,824	356,054	
Administrative service and custodian fees	81,919	63,682	
Directors' fee	5,700	5,700	
Trust fees	55,549	51,987	
Other operating expenses	98,429	85,674	
<b>Operating Profits</b>	5,108,186	4,373,758	16.8%
<b>Non-Operating Revenues</b>	94,071	4,380	2,047.5%
Interest income	7,075	1,135	
Income on settlement of management association accounts	83,233	—	
Other non-operating revenues	3,762	3,245	
<b>Non-Operating Expenses</b>	828,469	734,652	12.8%
Interest expense	361,542	378,907	
Loan arrangement fees	16,405	18,507	
Interest expense on corporate bonds	343,584	289,135	
Amortization of corporate bond issuance costs	18,116	42,221	
Unit-issuance costs	83,009	—	
Other non-operating expenses	5,811	5,879	
<b>Recurring Profits</b>	4,373,788	3,643,487	20.0%
<b>Income Before Income Taxes</b>	4,373,788	3,643,487	20.0%
Income taxes	1,068	643	
Deferred taxes	43	275	
<b>Net Income</b>	4,372,676	3,642,568	20.0%
<b>Retained Earnings Brought Forward</b>	75	197	(61.8%)
<b>Retained Earnings at End of Period</b>	4,372,752	3,642,765	20.0%

**Statements of Changes in Unitholders' Equity (January 1, 2007 – June 30, 2007 and July 1, 2006 – December 31, 2006)**

	('000 Yen)		
	Unitholders' capital	Retained earnings	Total
<b>Balance as of July 1, 2006</b>	115,431,503	3,449,967	118,881,470
<b>Changes during the period</b>	—	192,798	192,798
Cash distributions paid		(3,449,770)	(3,449,770)
Net Income		3,642,568	3,642,568
<b>Balance as of Dec. 31, 2006</b>	115,431,503	3,642,765	119,074,268
<b>Balance as of Jan. 1, 2007</b>	115,431,503	3,642,765	119,074,268
<b>Changes during the period</b>	41,293,935	729,986	42,023,921
Cash distributions paid		(3,642,690)	(3,642,690)
Net Income		4,372,676	4,372,676
<b>Balance as of June 30, 2007</b>	156,725,438	4,372,752	161,098,190



**Statements of Cash Flows (January 1, 2007 – June 30, 2007 and July 1, 2006 – December 31, 2006)**

Item	('000 Yen)	
	11th Fiscal Period (Jan. 1, 2007 – June 30, 2007)	10th Fiscal Period (July 1, 2006 – December 31, 2006)
<b>Cash Flows from Operating Activities:</b>		
Income before income taxes	4,373,788	3,643,487
Depreciation	1,682,549	1,580,353
Amortization of corporate bond issuance costs	18,116	42,221
Interest income	(7,075)	(1,135)
Interest expense	705,127	668,043
(Increase) decrease in rent receivables	(84,051)	22,636
(Increase) in accrued consumption taxes refundable	(120,563)	—
Decrease (increase) in prepaid expenses	41,736	(40,629)
Increase (decrease) in trade accounts payable	114,413	(50,749)
Increase in other accounts payable	30,686	26,577
(Decrease) in accrued consumption taxes payable	(145,485)	(2,494)
Increase in rent received in advance	30,087	67,650
Decrease in entrusted fixed properties due to sale	5,145,005	—
Change in other current assets/liabilities	(7,499)	(8,633)
<b>Subtotal</b>	<b>11,776,835</b>	<b>5,947,328</b>
Interest received	7,075	1,135
Interest paid	(715,765)	(652,899)
Income taxes paid	(1,573)	(2,588)
<b>Net cash provided by operating activities</b>	<b>11,066,571</b>	<b>5,292,976</b>
<b>Cash Flows from Investing Activities:</b>		
Purchases of property and equipment	(9,654,748)	(7,578,563)
Purchases of entrusted property and equipment	(20,410,726)	(6,393,190)
Payment of leasehold and security deposits received	(16,648)	(29,734)
Proceeds from leasehold and security deposits received	585,426	420,911
Payment of entrusted leasehold and security deposits received	(497,112)	(125,521)
Proceeds from entrusted leasehold and security deposits received	1,131,208	476,231
<b>Net cash used in investing activities</b>	<b>(28,862,600)</b>	<b>(13,229,867)</b>
<b>Cash Flows from Financing Activities:</b>		
Proceeds from short-term debt	3,500,000	24,500,000
Repayment of short-term debt	(19,500,000)	(19,000,000)
Proceeds from long-term debt	7,000,000	17,000,000
Repayment of long-term debt	(7,500,000)	(15,000,000)
Proceeds from corporate bonds	—	4,500,000
Payment of corporate bond issuance cost	—	(43,628)
Proceeds from issuance of units	41,293,935	—
Distributions to unitholders	(3,641,218)	(3,447,579)
<b>Net cash provided by financing activities</b>	<b>21,152,716</b>	<b>8,508,792</b>
<b>Net change in cash and cash equivalents</b>	<b>3,356,686</b>	<b>571,900</b>
<b>Cash and cash equivalents at beginning of period</b>	<b>24,650,729</b>	<b>24,078,828</b>
<b>Cash and cash equivalents at end of period</b>	<b>28,007,415</b>	<b>24,650,729</b>

## Notes to Financial Statements

### < Change in Accounting Policies >

	11th Fiscal Period (January 1, 2007 – June 30, 2007)	10th Fiscal Period (July 1, 2006 – December 31, 2006)
Accounting for Deferred Assets	—	<p><b>Corporate Bond Issuance Costs</b> Corporate bond issuance costs are depreciated utilizing the straight-line method over the depreciation periods. The corporate bond issuance costs recorded on the balance sheets for the 9th fiscal period and before were depreciated over three years, with an equal amount depreciated in each fiscal period.</p> <p>This has resulted in increasing the corporate bond issuance costs by 7,163 thousand yen, decreasing depreciation of corporate bond issuance costs by the same amount, and increasing recurring profits and income before income taxes by the same amount, compared to the previous method.</p>

## Subsequent Events

### <Issue of Corporate Bonds>

Based on a comprehensive resolution concerning the issue of corporate bonds made at the meeting of the Board of Directors held on December 20, 2006, JPR decided to issue corporate bonds as follows on July 11, 2007 and payment completed on July 23, 2007.

### <Eighth Series of Unsecured Corporate Bonds>

Name:

Japan Prime Realty Investment Corporation's Eighth Series of Unsecured Corporate Bonds

Total issue amount:

9 billion yen

Issue price:

100 yen with a par value of 100 yen

Interest:

1.85% p.a.

Subscription date:

July 11, 2007

Payment date:

July 23, 2007

Collateral:

Unsecured and unguaranteed

Redemption method and maturity date:

The total amount of the principal shall be redeemed on July 23, 2012.

The bonds may be redeemed at the option of JPR at any time from the day immediately following the payment date unless otherwise determined by the book-entry transfer agent.

Use of proceeds:

To repay debt

### <Ninth Series of Unsecured Corporate Bonds>

Name :

Japan Prime Realty Investment Corporation's Ninth Series of Unsecured Corporate Bonds

Total issue amount:

6 billion yen

Issue price:

100 yen with a par value of 100 yen

Interest:

2.10% p.a.

Subscription date:

July 11, 2007

Payment date:

July 23, 2007

Collateral:

Unsecured and unguaranteed

Redemption method and maturity date:

The total amount of the principal shall be redeemed on July 23, 2014.

The bonds may be redeemed at the option of JPR at any time from the day immediately following the payment date unless otherwise determined by the book-entry transfer agent.

Use of proceeds:

To repay debt

## Reference

### Property Acquisition

JPR acquired the following property.

#### <Yume-ooka Office Tower>

##### Property Overview

Location	6-1, Kamiookanishi 1-chome, Konan-ku, Yokohama-shi, Kanagawa
Type of Ownership	Land: Proprietary ownership (Co-ownership: 19.7% of the total site area) Bldg.: Unit ownership
Total Site Area	12,011.00 m <sup>2</sup> (JPR's portion: 2,368.94 m <sup>2</sup> )
Total Floor Area	185,974.87 m <sup>2</sup> (JPR's portion: 14,525.18 m <sup>2</sup> of the proprietary floor area)
Type of Structure	S,SRC, RC; B3/27F
Completion	March 1997
Number of Tenants	36
Total Leasable Floor Space	12,042.54 m <sup>2</sup>
Total Leased Floor Space	12,042.54 m <sup>2</sup>
Occupancy Rate	100%
Acquisition Price	6,510 million yen
Type of Asset	Real estate
Contract Date	July 10, 2007

\* The number of tenants, total leasable floor space, total leased floor space and occupancy rate are the figures as of August 17, 2007.

#### Details of Corporate Credit Ratings as of June 30, 2007

Ratings Agency	Corporate Credit Rating (Outlook)
Rating and Investment Information, Inc.	AA- (Stable) *
Moody's Investors Service, Inc.	A2 (Stable)
Standard & Poor's Rating Services	Long-term: A- (Positive) * Short-term: A-2

\* Standard & Poor's Rating Services changed the outlook of JPR's corporate credit ratings from "Stable" to "Positive" on March 16, 2007.

Rating and Investment Information, Inc. upgraded the corporate credit rating from A+ to AA- on April 13, 2007.

## Real estate portfolio (as of June 30, 2007)

Area	Type	Property Name	Location	Acquired	Acquisition Price (yen in millions)	% of Total	Appraisal Value as of June 30, 2007 (yen in millions)
Tokyo CBDs	Office	Kanematsu Bldg.	Chuo-ku, Tokyo	Dec. 2001	16,276	6.6%	16,400
	Office	Kanematsu Bldg. Annex	Chuo-ku, Tokyo	Dec. 2001	2,874	1.2%	3,190
	Office	JPR Ningyo-cho Bldg.	Chuo-ku, Tokyo	Nov. 2001	2,100	0.9%	2,620
	Office	Shin-Kojimachi Bldg.	Chiyoda-ku, Tokyo	Nov. 2001	1,670	0.7%	2,036
				Nov. 2002	550	0.2%	872
				Nov. 2004	200	0.1%	302
	Office	JPR Crest Takebashi Bldg.	Chiyoda-ku, Tokyo	Jun. 2002	4,000	1.6%	4,010
	Office	MS Shibaura Bldg.	Minato-ku, Tokyo	Mar. 2003	11,200	4.6%	19,000
	Office	Gotanda First Bldg.	Shinagawa-ku, Tokyo	Jul. 2003	2,920	1.2%	3,720
	Office	Fukuoka Bldg.	Chuo-ku, Tokyo	Oct. 2003	1,800	0.7%	1,988
				Apr. 2005	1,120	0.5%	1,042
	Office	JPR Ichigaya Bldg.	Chiyoda-ku, Tokyo	May 2004	5,100	2.1%	5,430
	Office	Oval Court Ohsaki Mark West	Shinagawa-ku, Tokyo	Jun. 2004	3,500	1.4%	4,350
	Office	Shinjuku Square Tower	Shinjuku-ku, Tokyo	Jul. 2004	10,000	4.1%	12,010
	Office	BYGS Shinjuku Bldg.	Shinjuku-ku, Tokyo	Nov. 2004	2,900	4.8%	12,300
				Apr. 2005	8,921		
	Office	Across Shinkawa Bldg. Annex	Chuo-ku, Tokyo	Nov. 2004	710	0.3%	887
	Retail	JPR Shibuya Tower Records Bldg.	Shibuya-ku, Tokyo	Jun. 2003	12,000	4.9%	14,800
	Retail	JPR Daikanyama	Shibuya-ku, Tokyo	Oct. 2004	2,160	0.9%	1,730
Retail	JPR Jingumae 432	Shibuya-ku, Tokyo	Mar. 2006	4,460	1.8%	4,550	
Retail	Shinjuku Sanchome East Bldg.	Shinjuku-ku, Tokyo	Mar. 2007	540	0.2%	555	
<b>Subtotal</b>					<b>95,001</b>	<b>38.7%</b>	<b>111,792</b>
Greater Tokyo	Office	Arca East	Sumida-ku, Tokyo	Nov. 2001	5,880	2.4%	7,090
	Office	JPR Chiba Bldg.	Chiba, Chiba	Dec. 2001	2,350	1.0%	2,090
	Office	JPR Yokohama Nihon Odori Bldg.	Yokohama, Kanagawa	Nov. 2001	2,927	1.2%	2,770
	Office	Shinyokohama 2nd Center Bldg.	Yokohama, Kanagawa	Sep. 2002	920	0.4%	1,540
	Office	Kawaguchi Center Bldg.	Kawaguchi, Saitama	Feb. 2004	8,100	3.3%	10,300
	Office	JPR Ueno East Bldg.	Taito-ku, Tokyo	Mar. 2004	3,250	1.3%	4,790
	Office	Tachikawa Business Center Bldg.	Tachikawa, Tokyo	Sep. 2005	888	0.4%	1,420
				Feb. 2007	2,300	0.9%	2,420
	Office	Rise Arena Bldg.	Toshima-ku, Tokyo	Mar. 2007	5,831	2.4%	8,050
	Retail	Tanashi ASTA	Nishitokyo, Tokyo	Nov. 2001	10,200	4.2%	13,200
Retail	Cupo-la Main Bldg.	Kawaguchi, Saitama	Mar. 2006	2,100	0.9%	2,790	

Area	Type	Property Name	Location	Acquired	Acquisition Price (yen in millions)	% of Total	Appraisal Value as of June 30, 2007 (yen in millions)
Greater Tokyo	Retail	JPR Musashikosugi Bldg.	Kawasaki, Kanagawa	Sep. 2006	7,260	3.0%	7,030
	Retail	Musashiurawa Shopping Square	Saitama, Saitama	Mar. 2007	4,335	1.8%	4,400
	Retail	Kawasaki Dice Bldg.	Kawasaki, Kanagawa	Apr. 2007	15,080	6.1%	15,184
<b>Subtotal</b>					<b>71,421</b>	<b>29.1%</b>	<b>83,074</b>
Other Cities	Office	Niigata Ekinan Center Bldg.	Niigata, Niigata	Nov. 2001	2,140	0.9%	2,090
	Office	Meiji Yasuda-Life Osaka Umeda Bldg.	Osaka, Osaka	Dec. 2001	8,300	3.4%	11,000
	Office	Tokyo Tatemono Honmachi Bldg.	Osaka, Osaka	Nov. 2001	4,150	1.7%	4,230
	Office	JPR Hakata Bldg.	Fukuoka, Fukuoka	Nov. 2001	2,900	1.2%	3,020
	Office	JPR Naha Bldg.	Naha, Okinawa	Nov. 2001	1,560	0.6%	1,530
	Office	North 33 Bldg.	Sapporo, Hokkaido	Jun. 2002	3,700	1.5%	2,980
	Office	Sompo Japan Sendai Bldg.	Sendai, Miyagi	Jun. 2002	3,150	1.3%	4,260
	Office	Sompo Japan Wakayama Bldg.	Wakayama, Wakayama	Jun. 2002	1,670	0.7%	1,960
	Office	Tenjin 121 Bldg.	Fukuoka, Fukuoka	Jun. 2002	2,810	1.1%	2,950
	Office	JPR Nagoya Sakae Bldg.	Nagoya, Aichi	Sep. 2003	4,550	1.9%	5,960
	Office	JPR Dojima Bldg.	Osaka, Osaka	Jan. 2004	2,140	0.9%	2,740
	Office	JPR Hakata-chuo Bldg.	Fukuoka, Fukuoka	Jun. 2004	1,920	0.8%	2,180
	Office	Mitsubishi UFJ Lease & Finance Nagoya Head Office Bldg.	Nagoya, Aichi	Mar. 2005	4,137	1.7%	5,040
	Retail	JPR Umeda Loft Bldg.	Osaka, Osaka	May 2003	8,000	5.3%	16,210
				Jul. 2003	5,000		
	Retail	Shtrasse Ichibancho	Sendai, Miyagi	Feb. 2005	4,200	1.7%	4,070
	Retail	Benetton Shinsaibashi Bldg.	Osaka, Osaka	May 2005	5,430	2.2%	6,320
	Retail	Housing Design Center Kobe	Kobe, Hyogo	Sep. 2005	7,220	2.9%	8,070
Retail	Chayamachi Grande Bldg.	Osaka, Osaka	Aug. 2006	6,000	2.4%	5,700	
<b>Subtotal</b>					<b>78,977</b>	<b>32.2%</b>	<b>90,310</b>
<b>Total</b>					<b>245,399</b>	<b>100.0%</b>	<b>285,176</b>

## Real estate portfolio (as of June 30, 2007)

Area	Type	Property Name	Leasable Area	# of Tenants	Occupancy	Rental Revenue (yen in thousands)	% of Total
Tokyo CBDs	Office	Kanematsu Bldg.	7,994.02m <sup>2</sup>	10	100.0%	452,845	4.8%
	Office	Kanematsu Bldg. Annex	2,291.13m <sup>2</sup>	1	100.0%	102,443	1.1%
	Office	JPR Ningyo-cho Bldg.	2,788.98m <sup>2</sup>	4	100.0%	100,783	1.1%
	Office	Shin-Kojimachi Bldg.	2,105.44m <sup>2</sup>	11	100.0%	74,306	0.8%
			901.36m <sup>2</sup>		100.0%	27,176	0.3%
			312.53m <sup>2</sup>		100.0%	11,755	0.1%
	Office	JPR Crest Takebashi Bldg.	3,265.34m <sup>2</sup>	9	100.0%	136,267	1.4%
	Office	MS Shibaura Bldg.	14,429.09m <sup>2</sup>	8	100.0%	540,942	5.7%
	Office	Gotanda First Bldg.	4,243.58m <sup>2</sup>	1	100.0%	135,964	1.4%
	Office	Fukuoka Bldg.	1,250.06m <sup>2</sup>	2	100.0%	64,667	0.7%
			687.34m <sup>2</sup>		100.0%	37,822	0.4%
	Office	JPR Ichigaya Bldg.	4,186.09m <sup>2</sup>	9	100.0%	188,542	2.0%
	Office	Oval Court Ohsaki Mark West	4,088.44m <sup>2</sup>	4	100.0%	176,193	1.9%
	Office	Shinjuku Square Tower	10,982.03m <sup>2</sup>	23	100.0%	303,328	3.2%
	Office	BYGS Shinjuku Bldg.	11,357.50m <sup>2</sup>	25	98.4%	482,271	5.1%
	Office	Across Shinkawa Bldg. Annex	1,253.39m <sup>2</sup>	4	100.0%	47,920	0.5%
	Retail	JPR Shibuya Tower Records Bldg.	8,076.85m <sup>2</sup>	1	100.0%	345,576	3.6%
Retail	JPR Daikanyama	653.99m <sup>2</sup>	4	100.0%	47,056	0.5%	
Retail	JPR Jingumae 432	1,027.33m <sup>2</sup>	4	86.6%	92,198	1.0%	
Retail	Shinjuku Sanchome East Bldg.	478.51m <sup>2</sup>	1	100.0%	9,524	0.1%	
<b>Subtotal</b>			<b>82,373.00m<sup>2</sup></b>	<b>121</b>	<b>99.6%</b>	<b>3,377,586</b>	<b>35.6%</b>
Greater Tokyo	Office	Arca East	7,022.76m <sup>2</sup>	6	100.0%	282,376	3.0%
	Office	JPR Chiba Bldg.	5,562.97m <sup>2</sup>	28	94.0%	143,687	1.5%
	Office	JPR Yokohama Nihon Odori Bldg.	6,066.53m <sup>2</sup>	12	100.0%	138,514	1.5%
	Office	Shinyokohama 2nd Center Bldg.	2,641.19m <sup>2</sup>	14	100.0%	74,828	0.8%
	Office	Kawaguchi Center Bldg.	15,461.98m <sup>2</sup>	40	98.3%	471,240	5.0%
	Office	JPR Ueno East Bldg.	6,512.45m <sup>2</sup>	8	90.9%	189,921	2.0%
			1,747.13m <sup>2</sup>		100.0%	57,417	0.6%
	Office	Tachikawa Business Center Bldg.	2,980.90m <sup>2</sup>	20	100.0%	61,444	0.6%
Office	Rise Arena Bldg.	6,023.39m <sup>2</sup>	1	100.0%	61,936	0.7%	

Area	Type	Property Name	Leasable Area	# of Tenants	Occupancy	Rental Revenue (yen in thousands)	% of Total
Greater Tokyo	Retail	Tanashi ASTA	31,121.71m <sup>2</sup>	1	100.0%	596,400	6.3%
	Retail	Tsurumi fuga 1 <sup>*1</sup>	—	—	—	80,666	0.8%
	Retail	Cupo-la Main Bldg. <sup>*2</sup>	5,963.00m <sup>2</sup>	1	100.0%		
	Retail	JPR Musashikosugi Bldg. <sup>*2</sup>	19,740.95m <sup>2</sup>	1	100.0%		
	Retail	Musashiurawa Shopping Square	14,960.69m <sup>2</sup>	3	100.0%	73,551	0.8%
	Retail	Kawasaki Dice Bldg.	13,089.96m <sup>2</sup>	20	99.2%	206,819	2.2%
	<b>Subtotal</b>		<b>138,895.61m<sup>2</sup></b>	<b>155</b>	<b>99.1%</b>	<b>2,764,644</b>	<b>29.0%</b>
Other Cities	Office	Niigata Ekinan Center Bldg.	5,205.82m <sup>2</sup>	11	100.0%	132,019	1.4%
	Office	Meiji Yasuda-Life Osaka Umeda Bldg.	9,600.37m <sup>2</sup>	27	98.4%	369,484	3.9%
	Office	Tokyo Tatemono Honmachi Bldg.	7,210.25m <sup>2</sup>	9	97.3%	244,160	2.6%
	Office	JPR Takamatsu Bldg. <sup>*1</sup>	—	—	—	51,953	0.5%
	Office	JPR Hakata Bldg.	6,581.15m <sup>2</sup>	28	100.0%	156,996	1.7%
	Office	JPR Naha Bldg.	3,947.70m <sup>2</sup>	18	93.8%	103,843	1.1%
	Office	North 33 Bldg.	6,642.98m <sup>2</sup>	24	89.5%	159,118	1.7%
	Office	Sompo Japan Sendai Bldg.	7,118.60m <sup>2</sup>	17	99.9%	205,456	2.2%
	Office	Sompo Japan Wakayama Bldg.	4,874.91m <sup>2</sup>	18	96.8%	122,172	1.3%
	Office	Tenjin 121 Bldg.	3,292.02m <sup>2</sup>	14	100.0%	119,347	1.3%
	Office	JPR Nagoya Sakae Bldg.	5,461.90m <sup>2</sup>	21	100.0%	218,527	2.3%
	Office	JPR Dojima Bldg.	3,941.40m <sup>2</sup>	9	87.0%	125,408	1.3%
	Office	JPR Hakata-chuo Bldg.	3,349.57m <sup>2</sup>	6	100.0%	91,786	1.0%
	Office	Mitsubishi UFJ Lease & Finance Nagoya Head Office Bldg.	7,123.07m <sup>2</sup>	1	100.0%	190,203	2.0%
	Retail	JPR Umeda Loft Bldg.	18,586.97m <sup>2</sup>	1	100.0%	402,411	4.2%
	Retail	Shtrasse Ichibancho	4,136.95m <sup>2</sup>	1	100.0%	128,388	1.4%
	Retail	Benetton Shinsaibashi Bldg. <sup>*2</sup>	5,303.98m <sup>2</sup>	1	100.0%		
	Retail	Housing Design Center Kobe <sup>*2</sup>	35,444.13m <sup>2</sup>	1	100.0%		
Retail	Chayamachi Grande Bldg.	2,484.39m <sup>2</sup>	8	100.0%	138,438	1.5%	
	<b>Subtotal</b>		<b>140,306.16m<sup>2</sup></b>	<b>215</b>	<b>98.6%</b>	<b>3,353,876</b>	<b>35.3%</b>
<b>Total</b>			<b>361,574.77m<sup>2</sup></b>	<b>491</b>	<b>99.0%</b>	<b>9,496,106</b>	<b>100.0%</b>

\*1: JPR sold a beneficiary interest of "Tsurumi fuga 1" and "JPR Takamatsu Bldg." on April 11, 2007.

\*2: Buildings leased to a single tenant. JPR was unable to obtain tenants' approval to the disclosure of rental information.



## Disclaimer

This document contains a translation of selected information described in the Financial Report (*Kessan Tanshin*) dated August 17, 2007 and prepared under the timely disclosure requirements of the Tokyo Stock Exchange, as well as the Financial Statements and Performance Information Report written pursuant to the Investment Trust Law of Japan, for the period from January 1, 2007 to June 30, 2007 of Japan Prime Realty Investment Corporation (JPR).

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