



Japan Prime Realty Investment Corporation  
**14th Fiscal Period Results**  
(July 1, 2008 – December 31, 2008)

**February 17, 2009**

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

Tokyo Stock Exchange (Code 8955)

Board of Directors Meeting: February 17, 2009

Payment of Dividends: March 10, 2009 (planned)

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**PERFORMANCE (July 1, 2008 – December 31, 2008)****(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>Dec. 31, 2008</b> | <b>11,171</b>      | <b>3.1%</b> | <b>5,482</b>          | <b>3.8%</b> | <b>4,433</b>      | <b>(0.4)%</b> |
| June 30, 2008        | 10,830             | 3.6%        | 5,280                 | 5.5%        | 4,452             | 6.8%          |

(Yen)

|                      | Net Income   | % Change      | EPU          | Net Income/NAV | Recurring Profits/Total Assets | Recurring Profits/Operating Revenues |
|----------------------|--------------|---------------|--------------|----------------|--------------------------------|--------------------------------------|
| <b>Dec. 31, 2008</b> | <b>4,432</b> | <b>(0.4)%</b> | <b>7,092</b> | <b>2.8%</b>    | <b>1.4%</b>                    | <b>39.7%</b>                         |
| June 30, 2008        | 4,451        | 6.8%          | 7,121        | 2.8%           | 1.5%                           | 41.1%                                |

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

Fiscal period ended Dec. 31, 2008: 625,000 units

Fiscal period ended June 30, 2008: 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>Dec. 31, 2008</b> | <b>7,092</b> | <b>4,432</b>        | <b>0</b>                               | <b>0</b>                             | <b>99.9%</b>          | <b>2.8%</b>      |
| June 30, 2008        | 7,122        | 4,451               | 0                                      | 0                                    | 100.0%                | 2.8%             |

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>Dec. 31, 2008</b> | <b>309,253</b> | <b>161,158</b> | <b>52.1%</b> | <b>257,853</b> |
| June 30, 2008        | 303,459        | 161,177        | 53.1%        | 257,883        |

Reference: Net Assets

Fiscal period ended Dec. 31, 2008: 161,158 millions of yen

Fiscal period ended June 30, 2008: 161,177 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>Dec. 31, 2008</b> | <b>9,660</b>                         | <b>(10,011)</b>                      | <b>1,329</b>                         | <b>34,567</b>                              |
| June 30, 2008        | 6,604                                | (23,909)                             | 19,596                               | 33,588                                     |

**FORECASTS FOR 15th FISCAL PERIOD ENDING JUNE 30, 2009**

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

|  | Operating Revenues | Net Operating Profits | Recurring Profits | Net Income   | DPU<br>(excluding exceeding profit distribution per unit) | Exceeding Profit Distribution Per Unit |
|--|--------------------|-----------------------|-------------------|--------------|---|--|
| <b>15th Fiscal Period<br/>Ending Jun. 30, 2009</b> | <b>11,025</b>      | <b>5,347</b>          | <b>4,291</b>      | <b>2,062</b> | <b>3,300</b>  | <b>0</b>                               |

Reference: Estimated EPU for the fiscal period: 3,300 yen

The above-mentioned forecasts are based on “Assumptions for the 15th Fiscal Period Forecast (January 1, 2009 – June 30, 2009)” as below. The aforementioned forecasts are based on assumptions and information available to management as of February 17, 2009. As a result, actual operating revenues, net operating profits, recurring profits, 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 15th Fiscal Period Forecast  
(January 1, 2009 – June 30, 2009)**

| Item                        | Assumptions  |
|-----------------------------|--|
| Period                      | 15th fiscal period: January 1, 2009 to June 30, 2009<br>(investment period: 181 days)  |
| Property Portfolio          | In addition to the existing 52 properties and preferred securities (one issue) held as of December 31, 2008, JPR is scheduled to acquire Meieki Nichome Kaihatsu TMK (SPC) Preferred Securities in April 2009.<br>The assumed average occupancy rate at end of month is 95.6%.<br>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 December 31, 2008 is assumed.   |
| Interest-Bearing Debt Ratio | The interest-bearing debt ratio as of December 31, 2008 stands at 45.2% and the interest-bearing debt-ratio as of the date of this report also stands at 45.2%.<br>The interest-bearing debt ratio is expected to be stay at 45.2% for the forecast of 15th fiscal period since funds on hand are planned to be used for the acquisition of the Meieki Nichome Kaihatsu TMK (SPC) Preferred Securities.<br><br>The following formula is used in calculating the interest-bearing debt ratio in this table.<br>Interest-bearing debt ratio =<br>$\text{Interest-bearing debt} \div (\text{Interest-bearing debt} + \text{Unitholders' capital}) \times 100$                   |
| Operating Expenses          | JPR acquired Shinjuku Center Building, Shinjuku Sanhome East Building (additional ownership), Minami Azabu Building, Yurakucho Ekimae Building (Yurakucho Itocia), Shinjuku Square Tower (additional ownership) and Shinagawa Canal Building in 2008. 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 in the previous fiscal period. However, above property taxes and city planning taxes levied will be appropriated as operating expenses for fiscal periods ending June 2009 and after. |

|                       |  |
|-----------------------|--|
| Extraordinary Loss    | On February 17, 2009, a consensus for the cancellation of the real estate transaction agreement for the KM Fukugo Building (tentative name), concluded on March 30, 2007, was reached and a cancellation agreement has been concluded. In accordance with this, an extraordinary loss of 2,227 million yen is assumed from penalties, etc. The penalties, etc. were decided to be covered using funds on hand and the penalties and brokerage fee was paid on that day. Earnest money was applied for part of the penalties. |
| Distribution per Unit | 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.   |

## Financial Statements

### Balance Sheets (December 31, 2008 and June 30, 2008)

#### Assets

|   | ('000 Yen)                            |                                       |          |
|---|---------------------------------------|---------------------------------------|----------|
| Item                                      | End of 14th Period<br>(Dec. 31, 2008) | End of 13th Period<br>(June 30, 2008) | % Change |
| <b>Current Assets:</b>                    |                                       |                                       |          |
| Cash and bank deposits                    | 19,706,912                            | 18,461,764                            |          |
| Entrusted cash and deposits               | 14,860,678                            | 15,126,982                            |          |
| Rental receivables                        | 172,743                               | 222,607                               |          |
| Prepaid expenses                          | 164,484                               | 118,836                               |          |
| Deferred tax assets                       | 74                                    | 32                                    |          |
| Other current assets                      | 10,050                                | 27,925                                |          |
| <b>Total Current Assets</b>               | <b>34,914,943</b>                     | <b>33,958,148</b>                     | 2.8      |
| <b>Fixed Assets:</b>                      |                                       |                                       |          |
| <b>Property and Equipment:</b>            |                                       |                                       |          |
| Buildings                                 | 30,497,213                            | 28,136,636                            |          |
| Entrusted buildings                       | 77,986,384                            | 79,874,090                            |          |
| Structures                                | 21,379                                | 17,558                                |          |
| Entrusted structures                      | 87,888                                | 88,279                                |          |
| Machinery and equipment                   | 366,611                               | 335,716                               |          |
| Entrusted machinery and equipment         | 1,398,104                             | 1,435,934                             |          |
| Tools, furniture and fixtures             | 18,492                                | 18,077                                |          |
| Entrusted tools, furniture and fixtures   | 86,167                                | 86,310                                |          |
| Land                                      | 63,879,374                            | 56,542,608                            |          |
| Entrusted land                            | 115,375,371                           | 117,128,148                           |          |
| Construction in progress                  | 514,234                               | 490,575                               |          |
| Less: accumulated depreciation            | (17,948,017)                          | (16,702,970)                          |          |
| <b>Total Property and Equipment</b>       | <b>272,283,204</b>                    | <b>267,450,965</b>                    | 1.8      |
| <b>Intangible Assets:</b>                 |                                       |                                       |          |
| Leasehold right                           | 1,542,818                             | 1,542,818                             |          |
| Other intangible assets                   | 8,434                                 | 9,604                                 |          |
| <b>Total Intangible Assets</b>            | <b>1,551,252</b>                      | <b>1,552,423</b>                      | (0.1)    |
| <b>Investments and Other Assets:</b>      |                                       |                                       |          |
| Investment securities                     | 344,651                               | 344,651                               |          |
| Lease and guarantee deposits              | 17,000                                | 17,000                                |          |
| Long-term prepaid expenses                | 18,249                                | —                                     |          |
| Other                                     | 900                                   | 900                                   |          |
| <b>Total Investments and Other Assets</b> | <b>380,801</b>                        | <b>362,551</b>                        | 5.0      |
| <b>Total Fixed Assets</b>                 | <b>274,215,258</b>                    | <b>269,365,940</b>                    | 1.8      |
| <b>Deferred Assets:</b>                   |                                       |                                       |          |
| Corporate bond issuance costs             | 123,137                               | 135,885                               |          |
| <b>Total Deferred Assets</b>              | <b>123,137</b>                        | <b>135,885</b>                        | (9.4)    |
| <b>Total Assets</b>                       | <b>309,253,338</b>                    | <b>303,459,974</b>                    | 1.9      |

**Balance Sheets (December 31, 2008 and June 30, 2008)****Liabilities**

| ('000 Yen)   |                                       |                                       |          |
|--|---------------------------------------|---------------------------------------|----------|
| Item   | End of 14th Period<br>(Dec. 31, 2008) | End of 13th Period<br>(June 30, 2008) | % Change |
| <b>Current Liabilities:</b>                        |                                       |                                       |          |
| Trade accounts payable                             | 1,317,067                             | 1,386,300                             |          |
| Short-term borrowings                              | 17,172,000                            | 14,792,000                            |          |
| Current portion of corporate bonds                 | 10,000,000                            | —                                     |          |
| Other accounts payable                             | 520,838                               | 572,798                               |          |
| Accrued expenses                                   | 276,912                               | 279,203                               |          |
| Accrued income taxes                               | 660                                   | 648                                   |          |
| Accrued consumption taxes                          | 164,797                               | 166,601                               |          |
| Rent received in advance                           | 1,160,320                             | 1,168,758                             |          |
| <b>Total Current Liabilities</b>                   | <b>30,612,596</b>                     | 18,366,311                            | 66.7     |
| <b>Long-Term Liabilities:</b>                      |                                       |                                       |          |
| Corporate bonds                                    | 44,500,000                            | 54,500,000                            |          |
| Long-term borrowings                               | 57,583,000                            | 54,183,000                            |          |
| Leasehold and security deposits received           | 4,463,054                             | 4,164,487                             |          |
| Entrusted leasehold and security deposits received | 10,936,415                            | 11,069,161                            |          |
| <b>Total Long-Term Liabilities</b>                 | <b>117,482,470</b>                    | 123,916,649                           | (5.2)    |
| <b>Total Liabilities</b>                           | <b>148,095,067</b>                    | 142,282,960                           | 4.1      |
| <b>Unitholders' Equity:</b>                        |                                       |                                       |          |
| Unitholders' capital                               |                                       |                                       |          |
| 5,000,000 units authorized                         | 156,725,438                           | 156,725,438                           | —        |
| 625,000 units issued and outstanding               |                                       |                                       |          |
| Retained earnings                                  | 4,432,832                             | 4,451,575                             | (0.4)    |
| <b>Total Unitholders' Equity</b>                   | <b>161,158,271</b>                    | 161,177,014                           | (0.0)    |
| <b>Total Liabilities and Unitholders' Equity</b>   | <b>309,253,338</b>                    | 303,459,974                           | 1.9      |

**Statements of Income and Retained Earnings (Jul. 1, 2008 - Dec. 31, 2008 and Jan. 1, 2008 - Jun. 30, 2008)**

('000 Yen)

| Item  | 14th Fiscal Period<br>(July 1, 2008 –<br>Dec. 31, 2008) | 13th Fiscal Period<br>(Jan. 1, 2008 –<br>June 30, 2008) | % Change |
|---|---|---|----------|
| <b>Operating Revenues</b>                               | <b>11,171,677</b>                                       | 10,830,941  | 3.1      |
| Real estate rental revenues                             | 11,171,677  | 10,830,941  |          |
| <b>Operating Expenses</b>                               | <b>5,689,154</b>  | 5,550,329   | 2.5      |
| Real estate rental expenses                             | 5,022,008   | 4,909,878   |          |
| Loss on sales of real estate properties                 | 4,438   | —   |          |
| Asset management fees                                   | 416,750   | 416,576   |          |
| Administrative service and custodian fees               | 65,834  | 66,218  |          |
| Directors' fee  | 6,600   | 6,600   |          |
| Trust fees  | 56,937  | 55,758  |          |
| Other operating expenses                                | 116,584   | 95,297  |          |
| <b>Operating Profits</b>                                | <b>5,482,523</b>  | 5,280,611   | 3.8      |
| <b>Non-Operating Revenues</b>                           | <b>35,643</b>   | 99,789  | (64.3)   |
| Interest income   | 32,594  | 14,869  |          |
| Income on settlement of management association accounts | —   | 79,595  |          |
| Other non-operating revenues                            | 3,049   | 5,323   |          |
| <b>Non-Operating Expenses</b>                           | <b>1,084,657</b>  | 928,197   | 16.9     |
| Interest expense  | 571,148   | 434,963   |          |
| Loan arrangement fees                                   | 19,481  | 16,243  |          |
| Interest expense on corporate bonds                     | 477,065   | 462,796   |          |
| Amortization of corporate bond issuance costs           | 12,748  | 9,512   |          |
| Other non-operating expenses                            | 4,213   | 4,682   |          |
| <b>Recurring Profits</b>                                | <b>4,433,509</b>  | 4,452,203   | (0.4)    |
| <b>Income Before Income Taxes</b>                       | <b>4,433,509</b>  | 4,452,203   | (0.4)    |
| Current income taxes                                    | 1,044   | 945   |          |
| Deferred income taxes                                   | (41)  | 34  |          |
| <b>Income Taxes</b>                                     | <b>1,002</b>  | 980   | 2.3      |
| <b>Net Income</b>                                       | <b>4,432,507</b>  | 4,451,222   | (0.4)    |
| <b>Retained Earnings Brought Forward</b>                | <b>325</b>  | 352   | (7.7)    |
| <b>Retained Earnings at End of Period</b>               | <b>4,432,832</b>  | 4,451,575   | (0.4)    |



**Statements of Changes in Unitholders' Equity (Jul. 1, 2008 – Dec. 31, 2008 and Jan. 1, 2008 – June 30, 2008)**

('000 Yen)

|                                    | Unitholders' capital | Retained earnings | Total       |
|------------------------------------|----------------------|-------------------|-------------|
| <b>Balance as of Dec. 31, 2007</b> | 156,725,438          | 4,169,727         | 160,895,166 |
| <b>Changes during the period</b>   | —                    | 281,847           | 281,847     |
| Cash distributions paid            | —                    | (4,169,375)       | (4,169,375) |
| Net Income                         | —                    | 4,451,222         | 4,451,222   |
| <b>Balance as of June 30, 2008</b> | 156,725,438          | 4,451,575         | 161,177,014 |
| <b>Changes during the period</b>   | —                    | (18,742)          | (18,742)    |
| Cash distributions paid            | —                    | (4,451,250)       | (4,451,250) |
| Net Income                         | —                    | 4,432,507         | 4,432,507   |
| <b>Balance as of Dec. 31, 2008</b> | 156,725,438          | 4,432,832         | 161,158,271 |

## Statements of Cash Flows

(Jul. 1, 2008 – Dec. 31, 2008 and Jan. 1, 2008 – June 30, 2008)

('000 Yen)

| Item   | 14th Fiscal Period<br>(July 1, 2008 –<br>Dec. 31, 2008) | 13th Fiscal Period<br>(Jan. 1, 2008 –<br>Jun. 30, 2008) |
|--|---|---|
| <b>Cash Flows from Operating Activities:</b>                     |   |   |
| Income before income taxes                                       | 4,433,509   | 4,452,203   |
| Depreciation   | 1,800,230   | 1,819,525   |
| Amortization of corporate bond issuance costs                    | 12,748  | 9,512   |
| Interest income  | (32,594)  | (14,869)  |
| Interest expense   | 1,048,213   | 897,760   |
| Decrease (increase) in rental receivables                        | 49,863  | (48,286)  |
| (Increase) decrease in prepaid expenses                          | (45,648)  | 32,075  |
| (Decrease) increase in trade accounts payable                    | (12,795)  | 69,216  |
| (Decrease) increase in other accounts payable                    | (21,451)  | 23,774  |
| (Decrease) increase in accrued consumption taxes                 | (1,804)   | 43,439  |
| (Decrease) increase in rent received in advance                  | (8,437)   | 28,010  |
| Decrease in entrusted property, plant and equipment              | 3,489,138   | —   |
| Change in other current assets/liabilities                       | (28,115)  | (40,191)  |
| <b>Subtotal</b>  | <b>10,682,855</b>                                       | <b>7,272,168</b>  |
| Interest received  | 32,594  | 14,869  |
| Interest paid  | (1,050,505)   | (915,997)   |
| Income taxes (paid) refunded                                     | (4,490)   | 233,406   |
| <b>Net cash provided by operating activities</b>                 | <b>9,660,454</b>  | <b>6,604,447</b>  |
| <b>Cash Flows from Investing Activities:</b>                     |   |   |
| Purchases of property and equipment                              | (9,825,433)   | (22,145,989)  |
| Purchases of entrusted property and equipment                    | (351,440)   | (471,016)   |
| Purchases of intangible assets                                   | —   | (1,543,218)   |
| Payments of lease and guarantee deposits                         | —   | (6,900)   |
| Payments of leasehold and security deposits received             | (79,008)  | (624,781)   |
| Proceeds from leasehold and security deposits received           | 374,807   | 853,372   |
| Payments of entrusted leasehold and security deposits received   | (247,530)   | (174,842)   |
| Proceeds from entrusted leasehold and security deposits received | 117,273   | 203,720   |
| <b>Net cash used in investing activities</b>                     | <b>(10,011,333)</b>                                     | <b>(23,909,654)</b>                                     |
| <b>Cash Flows from Financing Activities:</b>                     |   |   |
| Proceeds from short-term borrowings                              | 18,692,000  | 20,800,000  |
| Repayments of short-term borrowings                              | (16,312,000)  | (6,008,000)   |
| Proceeds from long-term borrowings                               | 3,400,000   | 16,000,000  |
| Proceeds from corporate bonds                                    | —   | 3,000,000   |
| Repayments of corporate bonds                                    | —   | (10,000,000)  |
| Payments of corporate bond issuance cost                         | —   | (22,632)  |
| Distributions to unitholders                                     | (4,450,277)   | (4,172,992)   |
| <b>Net cash provided by financing activities</b>                 | <b>1,329,722</b>  | <b>19,596,375</b>                                       |
| Net changes in cash and cash equivalents                         | 978,843   | 2,291,168   |
| <b>Cash and cash equivalents at beginning of period</b>          | <b>33,588,746</b>                                       | <b>31,297,578</b>                                       |
| <b>Cash and cash equivalents at end of period</b>                | <b>34,567,590</b>                                       | <b>33,588,746</b>                                       |

## Notes to Financial Statements

### < Change in Accounting Policies >

There are no important changes in accounting policies for this fiscal period.

## Subsequent Events

### < Cancellation of Agreement >

As of February 17, 2009, JPR cancelled the real estate transaction agreement for “KM Fukugo Building (tentative name)” announced in the press release “Notice Concerning Property Acquisition (Conclusion of Contract)” dated March 30, 2007, and concluded a cancellation agreement on the same day.

#### < KM Fukugo Building (tentative name) >

- (1) Asset Type: Real estate
- (2) Asset Name: KM Fukugo Building (tentative name)
- (3) Acquisition price: 9,250 million yen (excluding acquisition costs and consumption tax)
- (4) Counterparty of the Contract (seller): Sanyo Homes Co., Ltd., Art Planning Co., Inc., NTT Urban Development Co., Shinko Real Estate Development Co., Ltd., Heiwa Real Estate Co., Ltd., Meitetsu Real Estate Co., Ltd., Mitsubishi Electric Life Service Corporation, Haseko Corporation, Kinki Ryojyu Kosan Co., Ltd., Unitika Estate Co., Ltd. (the companies are third parties that does not fall within the scope of interested parties)
- (5) Initial contract date: March 30, 2007
- (6) Decision date: February 17, 2009
- (7) Cancellation date: February 17, 2009
- (8) Cancellation reasons: Under the situation of the credit crunch in the global financial market triggered by the subprime issue in the U.S. and the worsening Japanese real estate market, it has become clear that there is a large difference between the assumed NOI at the time of contract and the currently assumed NOI and therefore, there is also a large difference between the acquisition price and appraisal value by an appraiser. Since the current environment does not allow objective and practical forecasts and in consideration of the recent fund-raising environment, JPR concluded that the cancellation of the agreement would be in the best interests of investors even though it would require a payment of a penalty, and cancelled the acquisition agreement.
- (9) Effect on Profit and Loss: At the 15th Fiscal Period (January 1, 2009 - June 30, 2009), JPR will post an extraordinary loss of about 2,227 million yen.
- (10) Penalty, etc. paid: The payment of the penalty, etc. will be covered using funds on hand, and the penalty of 1,900 million yen is paid to the sellers and the brokerage fee to the sales agent. Earnest money was applied for part of the penalty. In addition, due to the request of the sales agent, the name of the sales agent and brokerage fees are not indicated. The sales agent is a third party not falling within the scope of interested parties.

## Reference

### Details of Corporate Credit Ratings as of December 31, 2008

| 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       | A (Stable)                        |

\*Note: The outlooks for the issuer rating and unsecured long-term debt rating by Moody's Investors Service were changed to negative from stable on January 15, 2009.

## Real Estate Portfolio (as of December 31, 2008)

| Area   | Type                       | Property Name   | Location             | Acquired                           | Acquisition Price<br>(yen in millions) | % of<br>Total | Appraisal Value<br>(yen in millions) |
|--|----------------------------|---|----------------------|------------------------------------|--|---------------|--------------------------------------|
| Tokyo CBDs                                   | Office                     | Kanematsu Bldg.   | Chuo-ku, Tokyo       | Dec. 2001                          | 16,276                                 | 5.8%          | 16,300                               |
|  |                            | Kanematsu Bldg. Annex                                   | Chuo-ku, Tokyo       | Dec. 2001                          | 2,874                                  | 1.0%          | 3,150                                |
|  |                            | JPR Ningyo-cho Bldg.                                    | Chuo-ku, Tokyo       | Nov. 2001                          | 2,100                                  | 0.7%          | 2,700                                |
|  |                            | Shin-Kojimachi Bldg.                                    | Chiyoda-ku, Tokyo    | Nov. 2001                          | 1,670                                  | 0.6%          | 2,042                                |
|  |                            | 2nd period additional acquisition                       |                      | Nov. 2002                          | 550                                    | 0.2%          | 874                                  |
|  |                            | 6th period additional acquisition                       |                      | Nov. 2004                          | 200                                    | 0.1%          | 303                                  |
|  |                            | JPR Crest Takebashi Bldg.                               | Chiyoda-ku, Tokyo    | Jun. 2002                          | 4,000                                  | 1.4%          | 4,100                                |
|  |                            | MS Shibaura Bldg.                                       | Minato-ku, Tokyo     | Mar. 2003                          | 11,200                                 | 4.0%          | 17,600                               |
|  |                            | Gotanda First Bldg.                                     | Shinagawa-ku, Tokyo  | Jul. 2003                          | 2,920                                  | 1.0%          | 3,410                                |
|  |                            | Fukuoka Bldg.   | Chuo-ku, Tokyo       | Oct. 2003                          | 1,800                                  | 0.6%          | 2,224                                |
|  |                            | 7th period additional acquisition                       |                      | Apr. 2005                          | 1,120                                  | 0.4%          | 1,166                                |
|  |                            | JPR Ichigaya Bldg.                                      | Chiyoda-ku, Tokyo    | May 2004                           | 5,100                                  | 1.8%          | 5,590                                |
|  |                            | Oval Court Ohsaki Mark West                             | Shinagawa-ku, Tokyo  | Jun. 2004                          | 3,500                                  | 1.2%          | 4,620                                |
|  |                            | Shinjuku Square Tower                                   | Shinjuku-ku, Tokyo   | Jul. 2004                          | 10,000                                 | 3.6%          | 13,200                               |
|  |                            | 14th period additional acquisition                      |                      | Sep. 2008                          | 180                                    | 0.1%          | 189                                  |
|  |                            | BYGS Shinjuku Bldg.                                     | Shinjuku-ku, Tokyo   | Nov. 2004                          | 2,900                                  | 4.2%          | 12,600                               |
|  |                            |   |                      | Apr. 2005                          | 8,921                                  |               |                                      |
|  |                            | Across Shinkawa Bldg. Annex                             | Chuo-ku, Tokyo       | Nov. 2004                          | 710                                    | 0.3%          | 1,090                                |
|  |                            | Shinjuku Center Bldg.                                   | Shinjuku-ku, Tokyo   | Mar. 2008                          | 21,000                                 | 7.5%          | 18,000                               |
|  |                            | Minami Azabu Bldg.                                      | Minato-ku, Tokyo     | Jul. 2008                          | 3,760                                  | 1.3%          | 3,400                                |
|  | Shinagawa Canal Bldg.      | Minato-ku, Tokyo  | Dec. 2008            | 1,870                              | 0.7%                                   | 1,860         |                                      |
|  | Retail                     | JPR Shibuya Tower Records Bldg.                         | Shibuya-ku, Tokyo    | Jun. 2003                          | 12,000                                 | 4.3%          | 13,800                               |
|  |                            | JPR Daikanyama  | Shibuya-ku, Tokyo    | Oct. 2004                          | 2,160                                  | 0.8%          | 1,580                                |
|  |                            | JPR Jingumae 432  | Shibuya-ku, Tokyo    | Mar. 2006                          | 4,460                                  | 1.6%          | 4,500                                |
|  |                            | Shinjuku Sanchome East Bldg.                            | Shinjuku-ku, Tokyo   | Mar. 2007                          | 540                                    | 1.0%          | 2,470                                |
|  |                            |   |                      | Apr. 2008                          | 2,200                                  |               |                                      |
| Yurakucho Ekimae Bldg.<br>(Yurakucho Itocia) |                            | Chiyoda-ku, Tokyo                                       | Aug. 2008            | 3,400                              | 1.2%                                   | 3,030         |                                      |
| <b>Subtotal</b>                              |                            |   |                      |                                    | <b>127,411</b>                         | <b>45.4%</b>  | <b>139,799</b>                       |
| Greater Tokyo                                | Office                     | Arca East   | Sumida-ku, Tokyo     | Nov. 2001                          | 5,880                                  | 2.1%          | 7,600                                |
|  |                            | JPR Chiba Bldg.   | Chiba, Chiba         | Dec. 2001                          | 2,350                                  | 0.8%          | 1,930                                |
|  |                            | JPR Yokohama Nihon Odori Bldg.                          | Yokohama, Kanagawa   | Nov. 2001                          | 2,927                                  | 1.0%          | 2,770                                |
|  |                            | Shinyokohama 2nd Center Bldg.                           | Yokohama, Kanagawa   | Sep. 2002                          | 920                                    | 0.3%          | 1,360                                |
|  |                            | Kawaguchi Center Bldg.                                  | Kawaguchi, Saitama   | Feb. 2004                          | 8,100                                  | 2.9%          | 10,500                               |
|  |                            | JPR Ueno East Bldg.                                     | Taito-ku, Tokyo      | Mar. 2004                          | 3,250                                  | 1.2%          | 5,770                                |
|  |                            | Tachikawa Business Center Bldg.                         | Tachikawa, Tokyo     | Sep. 2005                          | 888                                    | 0.3%          | 1,360                                |
|  |                            |   |                      | 11th period additional acquisition | Feb. 2007                              | 2,300         | 0.8%                                 |
|  |                            | Rise Arena Bldg.  | Toshima-ku, Tokyo    | Mar. 2007                          | 5,831                                  | 2.1%          | 6,950                                |
|  | Yume-ooka Office Tower     | Yokohama, Kanagawa                                      | Jul. 2007            | 6,510                              | 2.3%                                   | 6,250         |                                      |
|  | Retail                     | Tanashi ASTA  | Nishitokyo, Tokyo    | Nov. 2001                          | 10,200                                 | 3.6%          | 13,300                               |
|  |                            | Cupo-la Main Bldg.                                      | Kawaguchi, Saitama   | Mar. 2006                          | 2,100                                  | 0.7%          | 2,570                                |
|  |                            | JPR Musashikosugi Bldg.                                 | Kawasaki, Kanagawa   | Sep. 2006                          | 7,260                                  | 2.6%          | 7,000                                |
|  |                            | Musashiurawa Shopping Square                            | Saitama, Saitama     | Mar. 2007                          | 4,335                                  | 1.5%          | 4,340                                |
|  |                            | Kawasaki Dice Bldg.                                     | Kawasaki, Kanagawa   | Apr. 2007                          | 15,080                                 | 5.4%          | 15,184                               |
| <b>Subtotal</b>                              |                            |   |                      |                                    | <b>77,931</b>                          | <b>27.8%</b>  | <b>89,284</b>                        |
| Other Cities                                 | Office                     | Niigata Ekinan Center Bldg.                             | Niigata, Niigata     | Nov. 2001                          | 2,140                                  | 0.8%          | 2,220                                |
|  |                            | Meiji Yasuda-Life Osaka Umeda Bldg.                     | Osaka, Osaka         | Dec. 2001                          | 8,300                                  | 3.0%          | 11,200                               |
|  |                            | Tokyo Tatemono Honmachi Bldg.                           | Osaka, Osaka         | Nov. 2001                          | 4,150                                  | 1.5%          | 4,180                                |
|  |                            | JPR Hakata Bldg.  | Fukuoka, Fukuoka     | Nov. 2001                          | 2,900                                  | 1.0%          | 3,200                                |
|  |                            | JPR Naha Bldg.  | Naha, Okinawa        | Nov. 2001                          | 1,560                                  | 0.6%          | 1,700                                |
|  |                            | Sompo Japan Sendai Bldg.                                | Sendai, Miyagi       | Jun. 2002                          | 3,150                                  | 1.1%          | 4,050                                |
|  |                            | Sompo Japan Wakayama Bldg.                              | Wakayama, Wakayama   | Jun. 2002                          | 1,670                                  | 0.6%          | 1,910                                |
|  |                            | Tenjin 121 Bldg.  | Fukuoka, Fukuoka     | Jun. 2002                          | 2,810                                  | 1.0%          | 2,870                                |
|  |                            | JPR Nagoya Sakae Bldg.                                  | Nagoya, Aichi        | Sep. 2003                          | 4,550                                  | 1.6%          | 5,840                                |
|  |                            | JPR Dojima Bldg.  | Osaka, Osaka         | Jan. 2004                          | 2,140                                  | 0.8%          | 3,100                                |
|  |                            | JPR Hakata-chuo Bldg.                                   | Fukuoka, Fukuoka     | Jun. 2004                          | 1,920                                  | 0.7%          | 2,190                                |
|  |                            | Mitsubishi UFJ Lease & Finance Nagoya Head Office Bldg. | Nagoya, Aichi        | Mar. 2005                          | 4,137                                  | 1.5%          | 4,170                                |
|  |                            | Retail  | JPR Umeda Loft Bldg. | Osaka, Osaka                       | May 2003                               | 8,000         | 4.6%                                 |
|  | Jul. 2003                  |   |                      |                                    | 5,000                                  |               |                                      |
|  | Shtasse Ichibancho         |   | Sendai, Miyagi       | Feb. 2005                          | 4,200                                  | 1.5%          | 2,450                                |
|  | Benetton Shinsabashi Bldg. | Osaka, Osaka  | May 2005             | 5,430                              | 1.9%                                   | 5,260         |                                      |
| Housing Design Center Kobe                   | Kobe, Hyogo                | Sep. 2005   | 7,220                | 2.6%                               | 7,100                                  |               |                                      |
| JPR Chayamachi Bldg.                         | Osaka, Osaka               | Aug. 2006   | 6,000                | 2.1%                               | 5,190                                  |               |                                      |
| <b>Subtotal</b>                              |                            |   |                      |                                    | <b>75,277</b>                          | <b>26.8%</b>  | <b>82,430</b>                        |
| <b>Total</b>                                 |                            |   |                      |                                    | <b>280,619</b>                         | <b>100.0%</b> | <b>311,513</b>                       |

**Real Estate Portfolio (as of December 31, 2008)**

| Area                               | Type  | Property Name                               | Leasable Area (㎡) | Number of Tenants | Occupancy Ratio (%) | Rental Revenue (yen in thousands) | % of Total   |
|------------------------------------|---|---|-------------------|-------------------|---------------------|-----------------------------------|--------------|
| Tokyo CBDs                         | Office  | Kanematsu Bldg.                             | 7,994.02          | 8                 | 100.0               | 487,544                           | 4.4          |
|                                    |   | Kanematsu Bldg. Annex                       | 2,291.13          | 1                 | 100.0               | 110,927                           | 1.0          |
|                                    |   | JPR Ningyo-cho Bldg.                        | 2,791.88          | 4                 | 100.0               | 111,876                           | 1.0          |
|                                    |   | Shin-Kojimachi Bldg.                        | 2,105.44          | 11                | 100.0               | 76,835                            | 0.7          |
|                                    |   | 2nd period additional acquisition           | 901.36            |                   | 100.0               | 32,124                            | 0.3          |
|                                    |   | 6th period additional acquisition           | 312.53            |                   | 100.0               | 12,288                            | 0.1          |
|                                    |   | JPR Crest Takebashi Bldg.                   | 3,265.34          | 9                 | 100.0               | 146,076                           | 1.3          |
|                                    |   | MS Shibaura Bldg.                           | 14,429.09         | 8                 | 100.0               | 597,666                           | 5.3          |
|                                    |   | Gotanda First Bldg.                         | 4,243.58          | 2                 | 100.0               | 141,791                           | 1.3          |
|                                    |   | Fukuoka Bldg.                               | 1,250.06          | 1                 | 100.0               | 87,356                            | 0.8          |
|                                    |   | 7th period additional acquisition           | 687.34            |                   | 100.0               | 41,673                            | 0.4          |
|                                    |   | JPR Ichigaya Bldg.                          | 4,186.09          | 7                 | 76.3                | 187,449                           | 1.7          |
|                                    |   | Oval Court Ohsaki Mark West                 | 4,088.44          | 4                 | 100.0               | 200,060                           | 1.8          |
|                                    |   | Shinjuku Square Tower                       | 10,982.03         | 21                | 96.4                | 320,728                           | 2.9          |
|                                    |   | 14th period additional acquisition          | 168.74            |                   | 96.4                | 2,587                             | 0.0          |
|                                    |   | BYGS Shinjuku Bldg.                         | 11,350.62         | 23                | 95.7                | 495,011                           | 4.4          |
|                                    |   | Across Shinkawa Bldg. Annex                 | 1,253.39          | 4                 | 100.0               | 52,456                            | 0.5          |
|                                    |   | Shinjuku Center Bldg.                       | 8,041.63          | 21                | 91.2                | 542,854                           | 4.9          |
|                                    | Minami Azabu Bldg. *                                    | 3,405.73                                    | 1                 | 100.0             |                     |                                   |              |
|                                    | Shinagawa Canal Bldg.                                   | 1,700.57                                    | 1                 | 14.8              | 147                 | 0.0                               |              |
|                                    | Retail  | JPR Shibuya Tower Records Bldg.             | 8,076.85          | 1                 | 100.0               | 345,576                           | 3.1          |
|                                    |   | JPR Daikanyama                              | 651.29            | 4                 | 100.0               | 39,881                            | 0.4          |
|                                    |   | JPR Jingumae 432                            | 1,027.33          | 5                 | 100.0               | 97,930                            | 0.9          |
|                                    |   | Shinjuku Sanchoe East Bldg.                 | 2,347.81          | 1                 | 100.0               | 78,306                            | 0.7          |
|                                    |   | Yurakucho Ekimae Bldg. * (Yurakucho Itocia) | 1,101.92          | 1                 | 100.0               |                                   |              |
|                                    | Greater Tokyo   | Office                                      | Arca East         | 7,022.76          | 6                   | 100.0                             | 295,632      |
| JPR Chiba Bldg.                    |   |   | 5,568.35          | 28                | 86.1                | 133,987                           | 1.2          |
| JPR Yokohama Nihon Odori Bldg.     |   |   | 6,066.53          | 12                | 100.0               | 147,056                           | 1.3          |
| Shinyokohama 2nd Center Bldg.      |   |   | 2,641.19          | 12                | 93.8                | 74,208                            | 0.7          |
| Kawaguchi Center Bldg.             |   |   | 15,461.98         | 38                | 97.6                | 490,223                           | 4.4          |
| JPR Ueno East Bldg.                |   |   | 6,467.59          | 8                 | 91.6                | 197,416                           | 1.8          |
| Tachikawa Business Center Bldg.    |   |   | 1,747.13          | 19                | 100.0               | 60,658                            | 0.5          |
| 11th period additional acquisition |   |   | 2,980.90          |                   | 74.9                | 102,246                           | 0.9          |
| Rise Arena Bldg.                   |   |   | 6,023.39          | 1                 | 100.0               | 242,423                           | 2.2          |
| Yume-ooka Office Tower             |   |   | 12,009.40         | 34                | 92.4                | 342,855                           | 3.1          |
| Greater Tokyo                      | Retail  | Tanashi ASTA                                | 31,121.71         | 1                 | 100.0               | 596,400                           | 5.3          |
|                                    |   | Cupo-la Main Bldg. *                        | 5,963.00          | 1                 | 100.0               |                                   |              |
|                                    |   | JPR Musashikosugi Bldg. *                   | 19,740.95         | 1                 | 100.0               |                                   |              |
|                                    |   | Musashiurawa Shopping Square                | 14,960.69         | 3                 | 100.0               | 129,061                           | 1.2          |
|                                    |   | Kawasaki Dice Bldg.                         | 13,089.96         | 20                | 99.2                | 484,614                           | 4.3          |
| Other Cities                       | Office  | Niigata Ekinan Center Bldg.                 | 5,267.04          | 10                | 97.1                | 129,610                           | 1.2          |
|                                    |   | Meiji Yasuda-Life Osaka Umeda Bldg.         | 9,600.49          | 26                | 99.4                | 393,998                           | 3.5          |
|                                    |   | Tokyo Tatemono Honmachi Bldg.               | 7,210.25          | 9                 | 98.7                | 248,481                           | 2.2          |
|                                    |   | JPR Hakata Bldg.                            | 6,581.15          | 27                | 97.7                | 164,107                           | 1.5          |
|                                    |   | JPR Naha Bldg.                              | 3,947.70          | 18                | 97.9                | 115,949                           | 1.0          |
|                                    |   | North 33 Bldg.                              | —                 | —                 | —                   | 111,937                           | 1.0          |
|                                    |   | Sompo Japan Sendai Bldg.                    | 7,118.60          | 15                | 96.9                | 207,547                           | 1.9          |
|                                    |   | Sompo Japan Wakayama Bldg.                  | 4,874.91          | 15                | 91.7                | 116,943                           | 1.0          |
|                                    |   | Tenjin 121 Bldg.                            | 3,281.12          | 12                | 98.3                | 119,355                           | 1.1          |
|                                    |   | JPR Nagoya Sakae Bldg.                      | 5,461.90          | 20                | 95.3                | 231,368                           | 2.1          |
|                                    |   | JPR Dojima Bldg.                            | 3,941.40          | 8                 | 83.4                | 121,976                           | 1.1          |
|                                    |   | JPR Hakata-chuo Bldg.                       | 3,331.78          | 6                 | 100.0               | 90,357                            | 0.8          |
|                                    | Mitsubishi UFJ Lease & Finance Nagoya Head Office Bldg. | 7,123.07                                    | 1                 | 100.0             | 193,608             | 1.7                               |              |
|                                    | Retail  | JPR Umeda Loft Bldg.                        | 18,586.97         | 1                 | 100.0               | 402,411                           | 3.6          |
|                                    |   | Shtrasse Ichibancho                         | 4,136.95          | 0                 | 0.0                 | —                                 | —            |
|                                    |   | Benetton Shinsuibashi Bldg. *               | 5,303.98          | 1                 | 100.0               |                                   |              |
| Housing Design Center Kobe *       |   | 35,444.13                                   | 1                 | 100.0             |                     |                                   |              |
| JPR Chayamachi Bldg.               | 2,484.39  | 7   | 100.0             | 142,171           | 1.3                 |                                   |              |
| <b>Total</b>                       |   |   | <b>383,215.57</b> | <b>499</b>        | <b>96.4</b>         | <b>11,171,677</b>                 | <b>100.0</b> |

\*Note : 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 February 17, 2009 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 and the Financial Instruments and Exchange Law, for the period from July 1, 2008 to December 31, 2008 of Japan Prime Realty Investment Corporation (JPR).

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