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For Translation Purposes Only
For Immediate Release

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Notice Concerning Property Acquisition (Conclusion of Contract)
“Tokyo Tatemono Kyobashi Building”

Japan Prime Realty Investment Corporation (JPR) today announced its decision to acquire the Tokyo Tatemono Kyobashi Building, as outlined below. The scheduled acquisition date is February 12, 2010.

Details

1. Reason for Acquisition

The acquisition of the Tokyo Tatemono Kyobashi Building is in accordance with JPR’s fundamental investment policies and investment stance to acquire new office buildings in central Tokyo in an effort to enhance and stabilize its investment portfolio.

2. Acquisition Details

1) Asset Type	Real estate
2) Property Name	Tokyo Tatemono Kyobashi Building
3) Acquisition Price	5,250 million yen (excluding expenses related to acquisition, consumption tax and other expenses)
4) Contract Date	January 21, 2010
5) Settlement Date	February 12, 2010 (planned)
6) Seller	Tokyo Tatemono Co., Ltd.
7) Funding	Fund procurement through issuance of new investment units (planned)
8) Payment Method	Lump-sum payment at the time of transfer

3. Details of Property for Acquisition

Property Name		Tokyo Tatemono Kyobashi Building	
Location	Registered	Land	6-6 and 6-7, Kyobashi 3-chome, Chuo-ku, Tokyo
		Bldg.	6-6 and 6-7, Kyobashi 3-chome, Chuo-ku, Tokyo
	Residential	6-18, Kyobashi 3-chome, Chuo-ku, Tokyo	
Access		A one-minute walk from Kyobashi Station on the Tokyo Metro Ginza Line	
Use		Office/Retail	
Type of Ownership		Land: Ownership and leasehold (right of lease) Building: Unit Ownership (*1)	
Site Area (registered)	Land	Total site area	547.10m ²
		Site area to be acquired by JPR	130.38m ²
		Net site area for which JPR has leasehold (right of lease)	416.72m ²
	Bldg.	Gross floor space of the entire building	4,419.79m ²
Type of Structure (registered)		S・SRC, B1/10F	
Completion Date		January 1981	
Architecture and Design		Nishimatsu Construction Co., Ltd.	
Construction		Nishimatsu Construction Co., Ltd.	
Building Construction Authorization Agency		Chuo Ward, Tokyo	
Agency to Prepare Building Situation Appraisal Report		Shimizu Corporation	
Building Specifications	Leasable Floor Space	377.02m ²	(Standard Floor)
	Ceiling Height	2,420mm	(Standard Floor)
	Air Conditioning System	Individual systems	
	Type of Flooring	OA-compatible floor	
Appraisal	Appraisal Method	Appraisal conducted by Japan Real Estate Institute.	
	Appraisal Value	5,250 million yen	
	Appraisal Date	November 30, 2009	
Probable Maximum Loss		7.7% (based on the earthquake risk assessment report prepared by the Sompo Japan Risk Management, Inc.) PML (Probable Maximum Loss) refers to a percentage, of expected damages equi to probably not exceeding 90% caused if a maximum-level earthquake happens during an assumed period for the economic life of a building to the procurement cost for restoring those expected damages. The expected period for the economic life of a building is 50 years, which is the useful life of a standard building. The expected maximum-level earthquake here means an earthquake that happens once every 50 years with a 10% probability. This means that this level of earthquake statistically happens once every 475 years with an annual exceeding probability of 0.211%.	
Collateral		None	
Number of Tenants		2	
Major Tenant		INAX Corporation	
Total Rental Revenue (annual) (*2)		Not disclosed	
Lease and Guarantee Deposits (*2)		Not disclosed	
Total Leasable Floor Space (*3)		3,499.31m ²	
Total Leased Floor Space (*3)		3,499.31m ²	
Occupancy Rate (*3)		100%	
Assumed NOI (NOI Return) (*4)		282 million yen (5.4%)	
Remarks		None	

(*1) JPR has acquired all of the unit ownerships for this property, and there are no other sectional owners.

(*2) Figures have not been entered as JPR judged that they cannot be disclosed due to unavoidable circumstances, because the major tenant has not agreed to the disclosure.

(*3) The figures as of the date of the contract have been entered. Furthermore, regarding total leasable floor space and total leased floor space, the sum of the areas based on the leasing contract as of the contract date have been recorded.

(*4) The assumed NOI is an estimate for the 12 months in which the property acquisition was made and is exclusive of extraordinary factors (the assumed NOI is not for the current fiscal period under review), and is made under the following assumptions.

(1) The occupancy rate is 100%.

(2) Taxes and public dues have been tentatively calculated based on the taxable income of fiscal year 2009.

4. Aim of Property Acquisition

JPR revised the JPR Asset Management Guidelines, its standards for portfolio management, on December 24, 2009 to demonstrate focused investment in office buildings in Tokyo, and has worked to select properties that would suit the revised standards.

The Kyobashi area where the Tokyo Tatemono Kyobashi Building is located is in close proximity to Yaesu, Nihonbashi and Ginza, and thus has long seen solid demand for office space. Moreover, it has become an area that attracts attention, as a number of large-scale redevelopment projects are currently being undertaken and the potential of the entire area is expected to be significantly enhanced in the near future. In particular, the property is situated in the center of the area, located one-minute walk from Kyobashi Station on the Tokyo Metro Ginza Line, and faces Chuo-dori Street. As such, the property features excellent visibility from the direction of Ginza, the central commercial area in Japan. With this and other competitive advantages, JPR highly evaluates the property as a blue-chip building that meets the fundamental policy in the JPR Asset Management Guidelines.

In addition, JPR believes that the property is currently utilized in a way that is appropriate for its regional and locational characteristics, as INAX Corporation, its major tenant, uses it as an office complex with a showroom.

JPR will continue to pursue the construction of a portfolio that places a particular emphasis on office buildings in the Tokyo area.

5. Seller Profile

Company Name	Tokyo Tatemono Co., Ltd.	
Head Office Address	9-9, Yaesu 1-chome, Chuo-ku, Tokyo	
Representative	Makoto Hatanaka, President and Representative Director	
Capital	77,181 million yen (as of December 31, 2008)	
Principal Activities	Real estate business	
Establishment	October 1, 1896	
Total Assets	900,272 million yen (as of December 31, 2008)	
Net Assets	213,894 million yen (as of December 31, 2008)	
Major Shareholders and Ratio of Shareholding (as of December 31, 2008)	Shareholders	Ratio of Shareholding
	Japan Trustee Services Bank, Ltd. (trust account)	8.88%
	Japan Trustee Services Bank, Ltd. (trust account 4G)	5.57%
	The Master Trust Bank of Japan, Ltd. (trust account)	4.92%
	Sompo Japan Insurance Inc.	3.30%
Meiji Yasuda Life Insurance Company	3.18%	
Relationship with JPR and the Asset Manager		

Capital Relationship	As of June 30, 2009, Tokyo Tatemono Co., Ltd. (Tokyo Tatemono) owns JPR's investment units equivalent to 4.68% of the issued number of the investment units issued. In addition, Tokyo Tatemono owns 40% of the issued number of shares issued of JPR's asset management company.
Personnel Relationship	As of the end of December 2009, eight of the officers and employees of JPR's asset management company (excluding part-time directors) are those seconded from Tokyo Tatemono.
Business Relationship	JPR and/or the asset management company had no transaction in terms of property acquisition or property sale with Tokyo Tatemono in the fiscal period ended December 2009.
Related Party or Not	Tokyo Tatemono does not fall within the definition of a related party of JPR. Tokyo Tatemono is a major shareholder of the asset management company.
Other	Tokyo Tatemono is a shareholder of JPR's asset management company, Tokyo Realty Investment Management, Inc. (TRIM), and falls within the definition of an interested party as stipulated in the rules and regulations prescribed by JPR's Board of Directors. Accordingly, JPR's Board of Directors has provided its authorization to TRIM before entering into an agreement with Tokyo Tatemono. Interested parties differ from related parties as defined in the Enforcement Order for Investment Trusts and Investment Corporations Law and Tokyo Tatemono does not fall within the definition of related parties.

6. Profile of Previous Owners

- (1) Property for acquisition with block number 6-6 Kyobashi 3-chome and building number 6-7-1 Kyobashi 3-chome

Previous Owner	Owners before Previous Owner
1) Company name Tokyo Tatemono Co., Ltd. 2) Relationship with JPR and asset manager Major shareholder of JPR's asset manager 3) Acquisition background, reason, etc. Acquired for the purpose of investment and management 4) Acquisition price (including related expenses) Omitted as the property has been owned for more than a year 5) Acquisition Date May 1999	Parties with which no special interest relationship exists

- (2) Property for acquisition with block number 6-7 Kyobashi 3-chome and building number 6-7-2 Kyobashi 3-chome

Previous Owner	Owners before Previous Owner

1) Company name Tokyo Tatemono Co., Ltd. 2) Relationship with JPR and asset manager Major shareholder of JPR's asset manager 3) Acquisition background, reason, etc. Acquired for the purpose of investment and management 4) Acquisition price (including related expenses) Omitted as the property has been owned for more than a year 5) Acquisition Date April 1981	None
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7. Sales Agent

No sales agent is involved in the transaction.

8. Outlook

With regard to the operating forecasts for the 17th fiscal period (fiscal period ending June 2010), please refer to the press release "Notice Concerning Operating Forecasts for the Fiscal Period Ending June 2010" dated January 21, 2010.

[Attachments]

- Reference 1 Real estate portfolio after the purchase of this property and the sale of JPR Nagoya Sakae Building

- Reference 2 Photograph of the Tokyo Tatemono Kyobashi Building

Reference 1

Real estate portfolio after the purchase of this property and the sake if JPR Nagoya Sakae Building

Area	Type	Property Name	Location	Acquired	Acquisition Price (yen in millions) (Note1)	% of Total (Note2)
Tokyo CBDs	Office	Kanematsu Bldg.	Chuo-ku, Tokyo	Dec. 2001	16,276	5.0%
	Office	Kanematsu Bldg. Annex	Chuo-ku, Tokyo	Dec. 2001	2,874	0.9%
	Office	JPR Ningyo-cho Bldg.	Chuo-ku, Tokyo	Nov. 2001	2,100	0.6%
	Office	Shin-Kojimachi Bldg.	Chiyoda-ku, Tokyo	Nov. 2001 Nov. 2002 Nov. 2004	2,420	0.7%
	Office	JPR Crest Takebashi Bldg.	Chiyoda-ku, Tokyo	Jun. 2002	4,000	1.2%
	Office	MS Shibaura Bldg.	Minato-ku, Tokyo	Mar. 2003	11,200	3.4%
	Office	Gotanda First Bldg.	Shinagawa-ku, Tokyo	Jul. 2003	2,920	0.9%
	Office	Fukuoka Bldg.	Chuo-ku, Tokyo	Oct. 2003 Apr. 2005	2,920	0.9%
	Office	JPR Ichigaya Bldg.	Chiyoda-ku, Tokyo	May 2004	5,100	1.6%
	Office	Oval Court Ohsaki Mark West	Shinagawa-ku, Tokyo	Jun. 2004	3,500	1.1%
	Office	Shinjuku Square Tower	Shinjuku-ku, Tokyo	Jul. 2004 Sep. 2008	10,180	3.1%
	Office	BYGS Shinjuku Bldg.	Shinjuku-ku, Tokyo	Nov. 2004 Apr. 2005	11,821	3.6%
	Office	Across Shinkawa Bldg. Annex	Chuo-ku, Tokyo	Nov. 2004	710	0.2%
	Office	Shinjuku Center Bldg.	Shinjuku-ku, Tokyo	Mar. 2008	21,000	6.4%
	Office	Minami Azabu Bldg.	Minato-ku, Tokyo	Jul. 2008	3,760	1.2%
	Office	Shinagawa Canal Bldg.	Minato-ku, Tokyo	Dec. 2008	1,870	0.6%
	Office	Rokubancho Bldg.	Chiyoda-ku, Tokyo	Dec. 2009	2,800	0.9%
	Office	Ryoshin Harajuku Bldg.	Shibuya-ku, Tokyo	Dec. 2009	8,400	2.6%
	Office	Tokyo Tatemono Kyobashi Bldg.	Chuo-ku, Tokyo	Feb. 2010(planned)	5,250	1.6%
	Office	JPR Sendagaya Bldg.	Shibuya-ku, Tokyo	May. 2010 (planned)	15,050 (Note3)	4.6%
	Retail	JPR Shibuya Tower Records Bldg.	Shibuya-ku, Tokyo	Jun. 2003	12,000	3.7%
	Retail	JPR Daikanyama	Shibuya-ku, Tokyo	Oct. 2004	2,160	0.7%
	Retail	JPR Jingumae 432	Shibuya-ku, Tokyo	Mar. 2006	4,460 (Note4)	1.4%
Retail	Shinjuku Sanchome East Bldg.	Shinjuku-ku, Tokyo	Mar. 2007 Apr. 2008	2,740	0.8%	
Retail	Yurakucho Ekimae Building (Yurakucho Itocia)	Chiyoda-ku, Tokyo	Aug. 2008	3,400	1.0%	
Subtotal					158,911	48.7%
Greater Tokyo	Office	Arca East	Sumida-ku, Tokyo	Nov. 2001	5,880	1.8%
	Office	JPR Chiba Bldg.	Chiba, Chiba	Dec. 2001	2,350	0.7%
	Office	JPR Yokohama Nihon Odori Bldg.	Yokohama, Kanagawa	Nov. 2001	2,927	0.9%
	Office	Shinyokohama 2nd Center Bldg.	Yokohama, Kanagawa	Sep. 2002	920	0.3%
	Office	Kawaguchi Center Bldg.	Kawaguchi, Saitama	Feb. 2004	8,100	2.5%
	Office	JPR Ueno East Bldg.	Taito-ku, Tokyo	Mar. 2004	3,250	1.0%
	Office	Tachikawa Business Center Bldg.	Tachikawa, Tokyo	Sep. 2005 Feb. 2007	3,188	1.0%
	Office	Rise Arena Bldg.	Toshima-ku, Tokyo	Mar. 2007	5,831	1.8%

Area	Type	Property Name	Location	Acquired	Acquisition Price (yen in millions) (Note1)	% of Total (Note2)
Greater Tokyo	Office	Yume-ooka Office Tower	Yokohama, Kanagawa	Jul. 2007	6,510	2.0%
	Office	Olinas Tower	Sumida-ku, Tokyo	Jun. 2009	31,300	9.6%
	Retail	Tanashi ASTA	Nishitokyo, Tokyo	Nov. 2001	10,200	3.1%
	Retail	The Cupo-la Main Bldg.	Kawaguchi, Saitama	Mar. 2006	2,100	0.6%
	Retail	JPR Musashikosugi Bldg.	Kawasaki, Kanagawa	Sep. 2006	7,260	2.2%
	Retail	Musashiurawa Shopping Square	Saitama, Saitama	Mar. 2007	4,335	1.3%
	Retail	Kawasaki Dice Bldg.	Kawasaki, Kanagawa	Apr. 2007	15,080	4.6%
	Subtotal					109,231
Other Cities	Office	Niigata Ekinan Center Bldg.	Niigata, Niigata	Nov. 2001	2,140	0.7%
	Office	Tokyo Tatemono Honmachi Bldg.	Osaka, Osaka	Nov. 2001	4,150	1.3%
	Office	JPR Hakata Bldg.	Fukuoka, Fukuoka	Nov. 2001	2,900	0.9%
	Office	JPR Naha Bldg.	Naha, Okinawa	Nov. 2001	1,560	0.5%
	Office	Sompo Japan Sendai Bldg.	Sendai, Miyagi	Jun. 2002	3,150	1.0%
	Office	Sompo Japan Wakayama Bldg.	Wakayama, Wakayama	Jun. 2002	1,670	0.5%
	Office	Tenjin 121 Bldg.	Fukuoka, Fukuoka	Jun. 2002	2,810	0.9%
	Office	JPR Dojima Bldg.	Osaka, Osaka	Jan. 2004	2,140	0.7%
	Office	JPR Hakata Chuo Bldg.	Fukuoka, Fukuoka	Jun. 2004	1,920	0.6%
	Office	Mitsubishi UFJ Lease & Finance Nagoya Head Office Bldg.	Nagoya, Aichi	Mar. 2005	4,137	1.3%
	Retail	JPR Umeda Loft Bldg.	Osaka, Osaka	May 2003 Jul. 2003	13,000	4.0%
	Retail	Benetton Shinsaibashi Bldg.	Osaka, Osaka	May 2005	5,430	1.7%
	Retail	Housing Design Center Kobe	Kobe, Hyogo	Sep. 2005	7,220	2.2%
	Retail	JPR Chayamachi Bldg.	Osaka, Osaka	Aug. 2006	6,000	1.8%
	Subtotal					58,227
Total					326,369	100.0%

(Note 1) The “Acquisition Price” is the amount identified in the purchase agreement and does not include acquisition costs and consumption tax. The “Acquisition Price” is rounded down to the million.

(Note 2) Percentages are rounded to the first decimal point.

(Note 3) The acquisition price of JPR Sendagaya Bldg. is subject to revision at the maximum of 16,500 million yen based on a predetermined formula in the event profitability improves as a result of efforts by the seller to attract tenants, etc.

(Note 4) A portion of land of JPR Jingumae 432 is scheduled to be transferred for 301,650 thousand yen until March, 2010.

Reference 2

Photograph of the Tokyo Tatemono Kyobashi Building

