

March 30, 2010

For Translation Purposes Only

For Immediate Release

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Notice Concerning Sale of a Portion of Property “JPR Jingumae 432”

Japan Prime Realty Investment Corporation (JPR) announced that it has changed the settlement date of transfer for a portion of its property that it had announced in the press release “Notice Concerning Sale of a Portion of Property (Conclusion of Sale) ‘JPR Jingumae 432’” dated December 21, 2009, as outlined below.

Details

1. Details of Change

Details of change are as follows:

	Contents from “Notice Concerning Sale of a Portion of Property (Conclusion of Sale)” Dated December 21, 2009	Details of Change
2. Sale Details		
7) Settlement Date	The same day of the equipment transferred which stands on the property for sale (Scheduled for until <u>March 31,2010</u>)	The same day of the equipment transferred which stands on the property for sale (Scheduled for until <u>June 30,2010</u>)

2. Reasons for Changes

Since the transfer work of the equipment, etc. has not yet been completed.

3. Outlook

Operating forecast for JPR’s 17th fiscal period (the six month ending June 30, 2010) remain unchanged.