

July 26, 2012

For Translation Purposes Only

For Immediate Release

Japan Prime Realty Investment Corporation
Hirohito Kaneko
Executive Officer
(Securities Code: 8955)

Asset Management Company:
Tokyo Realty Investment Management, Inc.
Satoshi Okubo
President and Chief Executive Officer
Inquiries: Satoshi Eida
Director and Chief Financial Officer
TEL: +81-3-3516-1591

Notice Concerning Determination of the Number of New Investment Units to be Issued

Japan Prime Realty Investment Corporation (JPR) announced that, with regard to the issue of its new investment units as resolved at the Board of Directors Meeting held on July 9, 2012, the number of JPR's investment units (the "Investment Units") that will be issued through the exercise of the option granted by JPR to the international managers for the international offering has been finalized as described below. The option allows the international managers to purchase the Investment Units that JPR additionally issues for the international offering.

Details

The number of the Investment Units that will be issued through the exercise of the option, which is granted to the international managers and allows them to purchase the Investment Units to be additionally issued for the international offering: 1,420 units

<Reference>

1. Issue of New Investment Units via Public Offering

(1) Total number of units to be offered	<u>101,420 units</u>
Total number of units to be offered in Domestic Primary Offering	<u>57,420 units</u>

Note: This document provides general information in connection with the issue and secondary offering of investment units and is not provided as an inducement or invitation for investment. We caution readers to refer to JPR's prospectus and notice of amendments thereto and to undertake investment decisions subject to individual determination. This document also does not constitute any offer of securities in the United States. No securities may be offered or sold in the United States without registration or an exemption from registration under the U.S. Securities Act of 1933 or unless they are exempt from the registration requirements of the said Act. When securities are publicly offered in the U.S., an English language prospectus shall be prepared pursuant to the U.S. Securities Act of 1933. Such a prospectus, which can be obtained from the issuer or owner(s) of such securities, shall contain detailed information on the issuer and its management team as well as its financial statements. The securities referred to above will not be publicly offered or sold in the United States.

Total number of units to be underwritten in Overseas Offering	<u>42,580 units</u>
Total number of units to be purchased by international managers through exercise of option granted to them to purchase the Investment Units additionally issued	<u>1,420 units</u>
(2) Issue price (offer price) (note1)	<u>¥194,610 per unit</u>
(3) Total amount of issue price (offer price)	<u>¥19,737,346,200</u>
(4) Amount to be paid in (purchase price) (note1)	<u>¥188,222 per unit</u>
(5) Gross Proceeds (total purchase price)	<u>¥19,089,475,240</u>

Note:

1. The underwriters shall underwrite the units at the amount to be paid in (purchase price) and offer them at the issue price.

2. Total Number of Issued Investment Units after New Issue

Total number of issued Investment Units (as of July 26, 2012)	715,000 units
Increase in number of Investment Units from issue of new Investment Units	101,420 units
Total number of issued Investment Units after issue of new Investment Units	816,420 units

In addition to above, additional Investment Units may be issued on August 29, 2012 up to a maximum of 8,580 units via a third-party allotment to Mizuho Securities Co., Ltd. as the allottee, which is conducted in association with the Secondary Offering (over-allotment).

3. Use of Proceeds

JPR intends to use a part of the net proceeds (¥8,281,768,000) from the Overseas Offering, together with the net proceeds from the Domestic Primary Offering (¥10,807,707,240) and the net proceeds from the issuance of new Investment Units via third-party allotment (maximum:¥1,614,944,760) to pay a part of the acquisition costs (7 billion yen; including acquisition costs) of the specified assets (same meaning as defined in Article 2-1 of the Law Concerning Investment Trusts and Investment Corporations) as described below. The remaining proceeds may be used to repay borrowings by the end of September 2012. Details of the property to be acquired are described in the “Notice Concerning Property Acquisition (Conclusion of Contract) “Yakuin Business Garden”” separately announced on July 9, 2012. Regarding the use of proceeds for the repayment of borrowings, we announced “Notice Concerning Repayment of Borrowings” on July 23, 2012.

Note: This document provides general information in connection with the issue and secondary offering of investment units and is not provided as an inducement or invitation for investment. We caution readers to refer to JPR’s prospectus and notice of amendments thereto and to undertake investment decisions subject to individual determination. This document also does not constitute any offer of securities in the United States. No securities may be offered or sold in the United States without registration or an exemption from registration under the U.S. Securities Act of 1933 or unless they are exempt from the registration requirements of the said Act. When securities are publicly offered in the U.S., an English language prospectus shall be prepared pursuant to the U.S. Securities Act of 1933. Such a prospectus, which can be obtained from the issuer or owner(s) of such securities, shall contain detailed information on the issuer and its management team as well as its financial statements. The securities referred to above will not be publicly offered or sold in the United States.

Property Number	Property to be Acquired	Acquisition Price (planned) (Millions of yen)	Settlement Date (planned)
Office C-20	Yakuin Business Garden	10,996	August 2012

Note: This document provides general information in connection with the issue and secondary offering of investment units and is not provided as an inducement or invitation for investment. We caution readers to refer to JPR's prospectus and notice of amendments thereto and to undertake investment decisions subject to individual determination. This document also does not constitute any offer of securities in the United States. No securities may be offered or sold in the United States without registration or an exemption from registration under the U.S. Securities Act of 1933 or unless they are exempt from the registration requirements of the said Act. When securities are publicly offered in the U.S., an English language prospectus shall be prepared pursuant to the U.S. Securities Act of 1933. Such a prospectus, which can be obtained from the issuer or owner(s) of such securities, shall contain detailed information on the issuer and its management team as well as its financial statements. The securities referred to above will not be publicly offered or sold in the United States.