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For Translation Purposes Only

For Immediate Release

Japan Prime Realty Investment Corporation
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**Notice Concerning Change of Contract Date and Settlement Date, etc. for
Property Acquisition
(Otemachi 1-6 Plan (tentative name) (land with land leasehold))**

Japan Prime Realty Investment Corporation (JPR) announces that it changed the contract date and settlement date, etc. of the property planned to be acquired that was announced in the press release “Notice Concerning Property Acquisition” dated February 29, 2012, as described below.

Details

1. Details of Change

(1) The following changes will be made in “2. Acquisition Details”

[Before change]

(Omitted)
(3) Term of Trust : From March 12, 2012 to March 11, 2022(planned)
(Omitted)
(6) Contract Date : March 12, 2012(planned)
(7) Settlement Date : March 12, 2012(planned)
(Omitted)

[After change]

(Omitted)
(3) Term of Trust : From March 13, 2012 to March 12, 2022(planned)
(Omitted)
(6) Contract Date : March 13, 2012(planned)
(7) Settlement Date : March 13, 2012(planned)
(Omitted)

(2) The following changes will be made in “3. Detail of Property Acquisition”

[Before change]

(Omitted)		(Omitted)
Overview of Surface Rights (* 1)	(Omitted)	(Omitted)
	Contract Period	70years (until March <u>11</u> , 2082)
	(Omitted)	(Omitted)
(Omitted)		(Omitted)

(*1) The agreement on creation of surface rights is scheduled to be concluded on March 12, 2012.

(Omitted)

[After change]

(Omitted)		(Omitted)
Overview of Surface Rights (* 1)	(Omitted)	(Omitted)
	Contract Period	70years (until March <u>12</u> , 2082)
	(Omitted)	(Omitted)
(Omitted)		(Omitted)

(*1) The agreement on creation of surface rights is scheduled to be concluded on March 13, 2012.

(Omitted)

(2) The following changes will be made in “Reference 1 Real estate portfolio after the acquisition of this property”

[Before change]

(yen in millions)

Area	Type	Property Name	Location	Acquired	Acquisition Price (Note 1)	% of Total (Note 2)
Tokyo CBDs	Omitted					
	Office	Otemachi 1-6 Plan (tentative name)	Chiyoda-ku, Tokyo	Mar. <u>12</u> , 2012 (planned)	36,000	9.4
	Omitted					
Omitted						

[After change]

(yen in millions)

Area	Type	Property Name	Location	Acquired	Acquisition Price (Note 1)	% of Total (Note 2)
Tokyo CBDs	Omitted					
	Office	Otemachi 1-6 Plan (tentative name)	Chiyoda-ku, Tokyo	Mar. <u>13</u> , 2012 (planned)	36,000	9.4
	Omitted					
Omitted						

2. Reason for the Change

The contract date and the settlement date, etc. of the property planned to be acquired will be changed as of March 5, 2012 as JPR received the request from the seller.

3. Outlook

The above change to the planned contract date and settlement date, etc. of the property planned to be acquired will not cause any change in JPR's operating forecast for the 21st fiscal period (fiscal period ending June 30, 2012).