

Analyst Meeting Materials for the 15th Fiscal Period Ended June 2009



Japan Prime Realty Investment Corporation

Japan Prime Realty Investment Corporation

(Securities Code: 8955 TSE)

URL: http://www.jpr-reit.co.jp/jpr_e/

Asset Management Company: Tokyo Realty Investment Management, Inc.

15th

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Japan Prime Realty Investment Corporation

**15th Fiscal Period (Ended June 2009):
Financial Summary**

15th

The cash distribution decreased by slightly less than 50% due to payment of a cancellation penalty and other expenses.

■ Highlights of Financial Results for the 15th Fiscal Period

(JPY mn unless otherwise stated)	15th Period (a)	14th Period (b)	Change (a)–(b)
	Jan. 1, 2009– Jun. 30, 2009	Jul. 1, 2008– Dec. 31, 2008	
Operating Revenues	14,330	11,171	3,159 (Change +28.3%)
Operating Profits	6,568	5,482	1,086 (Change +19.8%)
Recurring Profits	5,572	4,433	1,139 (Change +25.7%)
Net Income	2,331	4,432	-2,101 (Change -47.4%)
Total Assets	329,163	309,253	19,910 (Change +6.4%)
Total Unitholders' Equity	159,057	161,158	-2,101 (Change -1.3%)
Total Unitholders' Equity per Unit (JPY)	254,492	257,853	-3,361 (Change -1.3%)
NAV Ratio	48.3%	52.1%	-3.8% points
Distributions per Unit (JPY)	3,731	7,092	-3,361 (Change -47.4%)
Total Units Outstanding (Units)	625,000	625,000	— (Change —)

(1) The total acquisition price is shown (excluding acquisition expenses, etc.), and preferred securities are excluded.

(2) Change (%) has been rounded to the first decimal place.

(3) Forecasts at the time the 14th Fiscal Period results were announced.

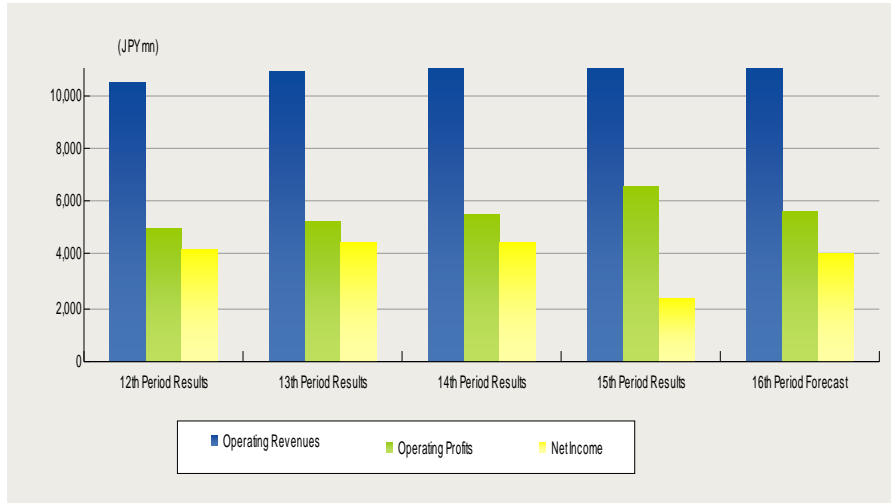
■ Comparison with Forecasts

(JPY mn unless otherwise stated)	Forecasts for the 15th Fiscal Period (c) ⁽³⁾	Change from 15th Fiscal Period Forecasts (a) - (c)	(Reference) Revised Forecasts as of Jun. 25, 2009
Operating Revenues	11,025	3,305 (Change +30.0%)	14,314
Operating Profits	5,347	1,221 (Change +22.8%)	6,543
Recurring Profits	4,291	1,281 (Change +29.9%)	5,521
Net Income	2,062	269 (Change +13.1%)	2,281
Distributions per Unit (JPY)	3,300	431 (Change +13.1%)	3,650
Total Units Outstanding (Units)	625,000	— (Change —)	625,000

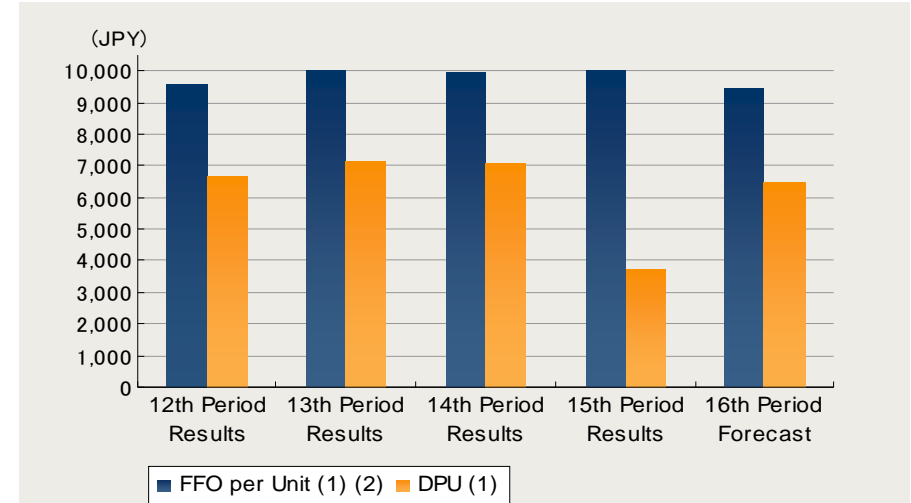
■ Highlights of Properties

(JPY mn unless otherwise stated)	15th Period	14th Period
	Jan. 1, 2009 - Jun. 30, 2009	Jul. 1, 2008 - Dec. 31, 2008
Properties Owned at End of Fiscal Period	51	52
Total Acquisition Price (at period end)	299,419	280,619
(number/price of properties acquired for current period) ⁽¹⁾	1/31,300	4/9,210
(number/price of properties sold for current period) ⁽¹⁾	2/12,500	1/3,700
Average Monthly Occupation during Period	96.2%	97.0%

Operating Revenues, Operating Profits and Net Income



Changes in Distributions per Unit (DPU) and FFO per Unit



(JPY mn)

	12th Period Results	13th Period Results	14th Period Results	15th Period Results	16th Period Forecast
Operating Revenues	10,449	10,830	11,171	14,330	11,502
Operating Profits	5,006	5,280	5,482	6,568	5,597
Net Income	4,169	4,451	4,432	2,331	4,062

(JPY)

	12th Period Results	13th Period Results	14th Period Results	15th Period Results	16th Period Forecast
FFO per Unit ^{(1) (2)}	9,566	10,031	9,977	10,015	9,459
DPU ⁽¹⁾	6,671	7,122	7,092	3,731	6,500
Total Units Outstanding (Units)	62,500	62,500	62,500	62,500	62,500

(1) DPU and FFO per unit are calculated by dividing distributions and FFO by the total units outstanding as of the end of each fiscal period.

(2) FFO per unit = (Net income – gains on sale of real estate – gains on sale of investment securities – extraordinary revenues and expenses + depreciation + other real estate-related depreciation) / total units outstanding

Though NOI decreased only slightly, net income halved specifically for the period, impacted by cancellation penalties and other factors.

Item		15th Fiscal Period Jan. 1, 2009 - Jun. 30, 2009		14th Fiscal Period Jul. 1, 2008 - Dec. 31, 2008		Change		
		Amount	%	Amount	%	Amount	%	
Recurring Profit and Loss	Operating Profit and Loss	Rental revenues	10,218	71.3%	10,365	92.8%	-147	-1.4%
		Other rental revenues	812	5.7%	805	7.2%	6	0.8%
		Real estate rental revenues (1)	11,030	77.0%	11,171	100.0%	-141	-1.3%
		Gain on sale of real estate	3,300	23.0%	—	—	3,300	—
		Dividends income	—	—	—	—	—	—
		Operating revenues	14,330	100.0%	11,171	100.0%	3,158	28.3%
		Property and other taxes	935	6.5%	849	7.6%	85	10.1%
		Other rental expenses	2,230	15.6%	2,373	21.2%	-142	-6.0%
		Outsourcing expenses	515	3.6%	533	4.8%	-18	-3.5%
		Utilities expenses	698	4.9%	802	7.2%	-104	-13.0%
		Casualty insurance	28	0.2%	33	0.3%	-4	-13.8%
		Repairs and maintenance	242	1.7%	240	2.2%	2	1.1%
		Property management fees	211	1.5%	226	2.0%	-15	-6.7%
		Management association accounts	463	3.2%	455	4.1%	7	1.7%
		Others	70	0.5%	80	0.7%	-10	-12.6%
		Depreciation	1,795	12.5%	1,799	16.1%	-3	-0.2%
		Real estate rental expenses (2)	4,961	34.6%	5,022	45.0%	-60	-1.2%
		Loss on sale of real estate	2,154	15.0%	4	0.0%	2,149	48434.0%
		Loss on sale of investment securities	38	0.3%	—	—	38	—
		Asset management fees	345	2.4%	416	3.7%	-71	-17.1%
		Adm. Service/custodian fees	66	0.5%	65	0.6%	0	1.0%
		Directors' remuneration	6	0.0%	6	0.1%	—	—
		Trust fees	69	0.5%	56	0.5%	12	21.9%
		Other operating expenses	120	0.8%	116	1.0%	3	3.0%
		Operating expenses	7,762	54.2%	5,689	50.9%	2,072	36.4%
		Operating profits	6,568	45.8%	5,482	49.1%	1,085	19.8%
		Profits ((1) - (2))	6,069	42.4%	6,149	55.0%	-80	-1.3%
		Net operating income (NOI)	7,864	54.9%	7,948	71.2%	-83	-1.1%
Non-operating revenues	71	0.5%	35	0.3%	35	99.7%		
Non-operating expenses	1,067	7.4%	1,084	9.7%	-17	-1.6%		
Interest expenses (incl. corporate bonds)	1,024	7.1%	1,048	9.4%	-23	-2.3%		
Loan arrangement fees	26	0.2%	19	0.2%	6	34.5%		
Amortization of corporate bond issuance costs	12	0.1%	12	0.1%	0	-1.6%		
New unit-issuance costs	—	—	—	—	—	—		
Other non-operating expenses	4	0.0%	4	0.0%	0	1.0%		
Recurring profits	5,572	38.9%	4,433	39.7%	1,138	25.7%		
Extraordinary losses	3,239	22.6%	—	—	3,239	—		
Income before income taxes	2,332	16.3%	4,433	39.7%	-2,100	-47.4%		
Net income	2,331	16.3%	4,432	39.7%	-2,100	-47.4%		
Retained earnings at end of period	2,332	16.3%	4,432	39.7%	-2,100	-47.4%		
Distribution per unit (JPY)		3,731		7,092		-3,361		

(Note) Figures have been rounded off to a million yen.

1. Rental revenues
 • Whole-period contribution of 4 properties acquired in 14th fiscal period: +43 mn yen

• In-period rental of 1 property acquired in 15th fiscal period: +11 mn yen

• Decrease from 2 properties sold in 15th fiscal period: -11 mn yen

• Decreased profitability of existing properties, etc.: -190 mn yen

2. Other rental revenues

• Revenue equivalent to restoration expenses: +153 mn yen

3. Gains and losses accompanying asset replacement

• Gain on sale of real estate: +3,300 mn yen

• Loss from sale of real estate: -2,154 mn yen

• Loss from sale of investment securities: -38 mn yen

• Extraordinary losses (cancellation penalties, etc.): -3,239 mn yen

-2,131 mn yen

4. Non-operating revenues and expenses

(1) Non-operating revenues

• Income from settlement of management accounts: +40 mn yen

(2) Non-operating expenses

• Interest expenses: -23 mn yen
 (Decrease in correlation with decreases in interest rates)

(Reference)

In January 2002 (before the IPO), investment units (500,000 yen per unit) were split into 2.5 units (200,000 yen per unit) to make investment units easier to invest in. Therefore, the distribution per unit based on the pre-split level would be 9,327 yen.

(JPY mn)

Item	15th Fiscal Period Results Jan. 1, 2009 - Jun. 30, 2009 (2)		15th Fiscal Period Forecasts (1) Jan. 1, 2009 - Jun. 30, 2009		Change from 15th Period Forecasts	
	Amount	%	Amount	%	Amount	%
Rental revenues	10,218	71.3%	10,190	92.4%	27	0.3%
Rents	8,382	58.5%	8,368	75.9%	14	0.2%
Common charges	1,578	11.0%	1,564	14.2%	14	0.9%
Other rental revenues	812	5.7%	834	7.6%	-22	-2.7%
Incidental income	585	4.1%	635	5.8%	-50	-7.9%
Real estate rental revenues (1)	11,030	77.0%	11,025	100.0%	4	0.0%
Gain on sale of real estate	3,300	23.0%	—	—	3,300	—
Dividends income	—	—	—	—	—	—
Operating revenues	14,330	100.0%	11,025	100.0%	3,304	30.0%
Property and other taxes	935	6.5%	907	8.2%	27	3.1%
Other rental expenses	2,230	15.6%	2,338	21.2%	-108	-4.6%
Outsourcing expenses	515	3.6%	519	4.7%	-4	-0.9%
Utilities expenses	698	4.9%	704	6.4%	-6	-0.9%
Casualty insurance	28	0.2%	30	0.3%	-1	-4.6%
Repairs and maintenance	242	1.7%	322	2.9%	-79	-24.6%
Property management fees	211	1.5%	211	1.9%	0	0.0%
Management association accounts	463	3.2%	463	4.2%	0	0.0%
Others	70	0.5%	87	0.8%	-16	-19.3%
Depreciation	1,795	12.5%	1,759	16.0%	36	2.1%
Real estate rental expenses (2)	4,961	34.6%	5,005	45.4%	-43	-0.9%
Loss on sale of real estate	2,154	15.0%	—	—	2,154	—
Loss on sale of investment securities	38	0.3%	—	—	38	—
Asset management fees	345	2.4%	415	3.8%	-69	-16.8%
Adm. Service/custodian fees	66	0.5%	69	0.6%	-2	-4.1%
Directors' remuneration	6	0.0%	6	0.1%	—	—
Trust fees	69	0.5%	54	0.5%	14	27.3%
Other operating expenses	120	0.8%	127	1.2%	-7	-6.0%
Operating expenses	7,762	54.2%	5,678	51.5%	2,083	36.7%
Operating profits	6,568	45.8%	5,347	48.5%	1,221	22.8%
Profits ((1) - (2))	6,069	42.4%	6,020	54.6%	48	0.8%
Net operating income (NOI)	7,864	54.9%	7,779	70.6%	85	1.1%
Non-operating revenues	71	0.5%	79	0.7%	-7	-10.0%
Non-operating expenses	1,067	7.4%	1,134	10.3%	-67	-6.0%
Interest expenses (incl. corporate bonds)	1,024	7.1%	1,065	9.7%	-41	-3.9%
Recurring profits	5,572	38.9%	4,291	38.9%	1,280	29.8%
Extraordinary losses	3,239	22.6%	2,227	20.2%	1,011	45.4%
Income before income taxes	2,332	16.3%	2,063	18.7%	269	13.1%
Net income	2,331	16.3%	2,062	18.7%	269	13.1%
Retained earnings at end of period	2,332	16.3%	2,062	18.7%	269	13.1%
Distributions per unit (JPY)	3,731		3,300		431	

(Note) Figures have been rounded off to a million yen.

(1) Forecasts for the 15th Fiscal Period were announced at the time the 14th Fiscal Period (ended December 2008) results were announced and were calculated based on the premise of 52 properties owned and 1 preferred security owned as was the situation at the end of the 14th Fiscal Period.

(2) 51 properties as of the end of the 15th Fiscal Period.

Acquired a large-scale property through borrowings and sale of properties. Cash and bank deposits remained almost the same as the amount as of the end of the 14th fiscal period.

(JPY mn)

Item	As of Jun. 30, 2009		As of Dec. 31, 2008		Change	
	Amount	%	Amount	%	Amount	%
Total current assets	35,917	10.9%	34,914	11.3%	1,002	2.9%
Cash and bank deposits	20,987	6.4%	19,706	6.4%	1,280	6.5%
Entrusted cash and deposits	14,015	4.3%	14,860	4.8%	-844	-5.7%
Other current assets	913	0.3%	347	0.1%	566	163.1%
Total fixed assets	293,135	89.1%	274,215	88.7%	18,920	6.9%
Property and equipment	291,066	88.4%	272,283	88.0%	18,783	6.9%
Real estate	123,227	37.4%	92,326	29.9%	30,901	33.5%
Buildings and structures	42,726	13.0%	28,447	9.2%	14,278	50.2%
Land	80,501	24.5%	63,879	20.7%	16,622	26.0%
Entrusted real estate	167,838	51.0%	179,956	58.2%	-12,117	-6.7%
Buildings and structures	58,608	17.8%	64,581	20.9%	-5,972	-9.2%
Land	109,229	33.2%	115,375	37.3%	-6,145	-5.3%
Total intangible assets	1,547	0.5%	1,551	0.5%	-3	-0.2%
Leasehold rights	1,542	0.5%	1,542	—	—	—
Other intangible assets	4	0.0%	8	0.0%	-3	-42.4%
Total investments and other assets	521	0.2%	380	0.1%	140	36.9%
Investment securities	—	—	344	0.1%	-344	-100.0%
Deposits	49	0.0%	17	0.0%	32	188.2%
Others	472	0.1%	19	0.0%	453	2366.6%
Total deferred assets	110	0.0%	123	0.0%	-12	-10.2%
Corporate bond issuance costs	110	0.0%	123	0.0%	-12	-10.2%
Total assets	329,163	100.0%	309,253	100.0%	19,910	6.4%
Total current liabilities	37,448	11.4%	30,612	9.9%	6,835	22.3%
Accounts payable and accrued expenses	2,413	0.7%	2,280	0.7%	132	5.8%
Rent received in advance	1,166	0.4%	1,160	0.4%	6	0.6%
Short-term borrowings	16,152	4.9%	17,172	5.6%	-1,020	-5.9%
Current portion of long-term borrowings	716	0.2%	—	—	716	—
Current portion of corporate bonds	17,000	5.2%	10,000	3.2%	7,000	70.0%
Total long-term liabilities	132,657	40.3%	117,482	38.0%	15,175	12.9%
Deposits received from tenants	16,295	5.0%	15,399	5.0%	896	5.8%
Long-term borrowings	78,862	24.0%	57,583	18.6%	21,279	37.0%
Corporate bonds	37,500	11.4%	44,500	14.4%	-7,000	-15.7%
Total liabilities	170,105	51.7%	148,095	47.9%	22,010	14.9%
Unitholders' capital	156,725	47.6%	156,725	50.7%	—	—
Retained earnings	2,332	0.7%	4,432	1.4%	-2,100	-47.4%
Total unitholders' equity	159,057	48.3%	161,158	52.1%	-2,100	-1.3%
Total liabilities and unitholders' equity	329,163	100.0%	309,253	100.0%	19,910	6.4%

(Note) Figures were rounded off to a million yen.

(JPY mn)

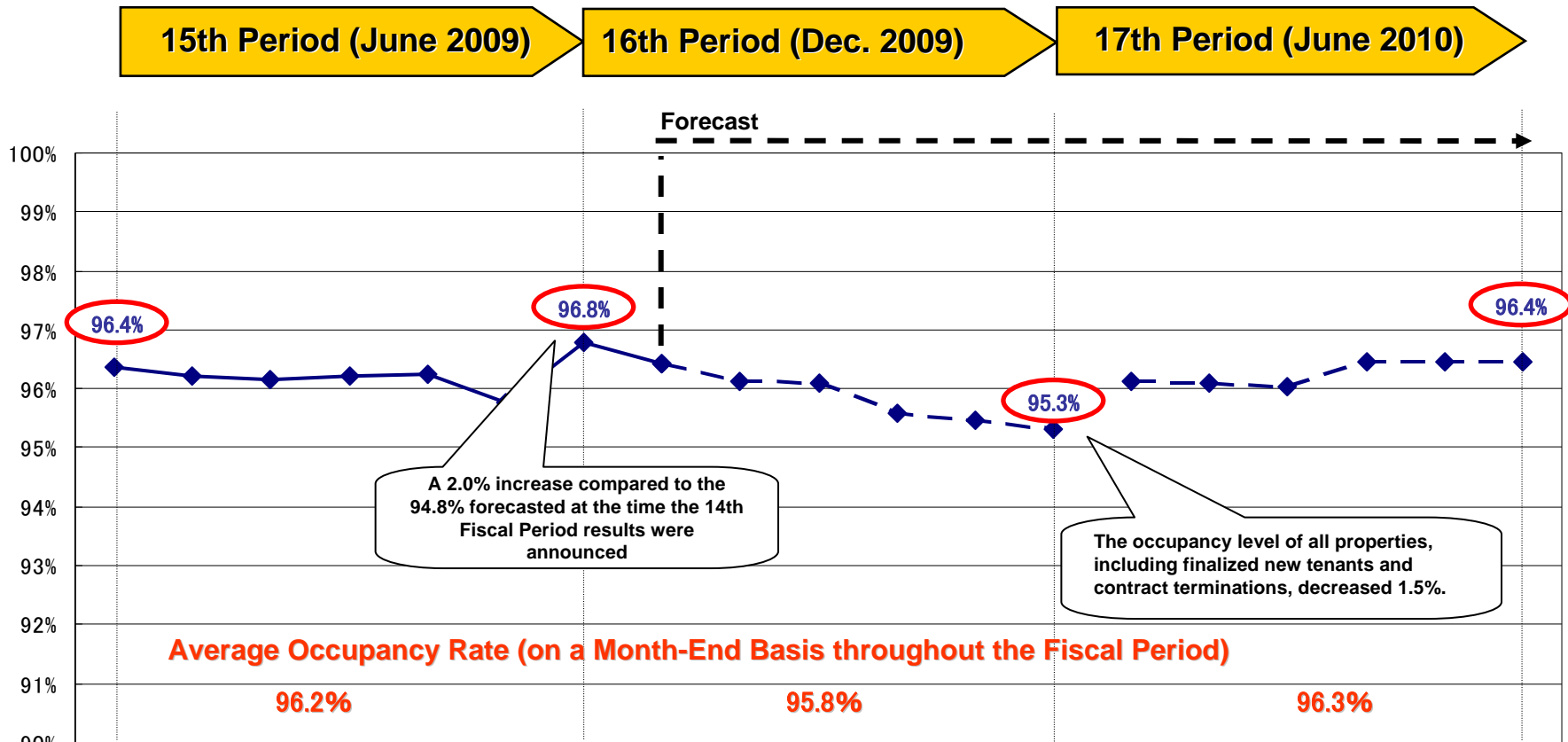
1. Balance of interest-bearing debt	<u>End of 15th Fiscal Period</u>	<u>End of 14th Fiscal Period</u>	<u>Change</u>
Total	150,230	129,255	20,975
(Breakdown) Unsecured borrowings	86,547	65,572	20,975
Secured borrowings	9,183	9,183	—
Unsecured corporate bonds	54,500	54,500	—
2. Interest-bearing debt ratio, etc.	<u>End of 15th Fiscal Period</u>	<u>End of 14th Fiscal Period</u>	<u>Change (P)</u>
(1) Interest-bearing debt ratio			
Interest-bearing debt / (Interest-bearing debt + Unitholders' capital)	48.9%	45.2%	3.7
(2) Interest-bearing debt to total assets			
① Interest-bearing debt / Total assets at end of period	45.6%	41.8%	3.8
② Interest-bearing debt / (Total assets at end of period + Gains or losses from real estate valuat	44.6%	37.2%	7.4
(3) Ratio of long-term fixed-rate borrowings			
Long-term fixed-rate interest-bearing debt (*) / Interest-bearing debt	77.5%	79.0%	-1.5
*Total amount of long-term fixed-rate debt with over 1 year to maturity			
3. Commitment line status	<u>End of 15th Fiscal Period</u>	<u>End of 14th Fiscal Period</u>	<u>Change</u>
① Credit limit (total)	16,000	16,000	—
② Outstanding debt at end of period	—	—	—
③ Unused commitment line at end of period	16,000	16,000	—
④ Lenders (at the end of the 15th fiscal period)			
Mizuho Corporate Bank, The Bank of Tokyo-Mitsubishi UFJ, Resona Bank, Mitsubishi UFJ Trust and Banking			
*Agreements have been concluded separately with the respective banks listed above.			
4. Investment unit status	<u>End of 15th Fiscal Period</u>	<u>End of 14th Fiscal Period</u>	<u>Change</u>
① Total number of units issued and outstanding (units)	625,000	625,000	—
② Total unitholders' equity per unit (yen)	254,492	257,853	-3,361



Japan Prime Realty Investment Corporation

Forecasts for the 16th and 17th
Fiscal Periods

16th~



(Reference) Total leasable area: 393,532.31m² (end of the 15th fiscal period)

- (1) The occupancy rate for the 16th fiscal period and after has been calculated based on the following:
 - 16th Period: The occupancy rate for all 51 properties owned as of the end of the 15th fiscal period
 - 17th Period: The occupancy rate for all 51 properties excluding JPR Sendagaya Bldg.
- (2) The occupancy rate for the 16th fiscal period reflects all contract terminations known as of July 31, 2009 and includes only executed contracts for scheduled new tenants.
- (3) The occupancy rate for the 17th fiscal period includes some new tenants in addition to the above (2).

Cash distributions will recover to 6,500 yen per unit as there will be no payment of cancellation penalties, etc.

Assumptions for the 16th Fiscal Period Forecast

<Portfolio>

Portfolio as of end of 15th fiscal period: 51 properties

Properties to be acquired in the 16th fiscal period: None

<Average Monthly Occupancy during Period>
95.8%

<Total Number of Units Outstanding>
625,000 units

<LTV Ratio>
48.7% (as of the end of 16th fiscal period)

The forecasts for the 16th fiscal period were calculated based on the above "Assumptions for the 16th Fiscal Period Forecast." Actual operating revenues, recurring profits, net income and cash distributions per unit may change as a result of the acquisition of new properties or the sale of owned properties, etc. Furthermore, the forecasts are in no way a guarantee of cash distribution amounts.

For details on the assumptions for the 16th fiscal period forecasts, please refer to the "Assumptions for the 16th Fiscal Period Forecast (July 1, 2009 – December 31, 2009)" on page 7 of the "Japan Prime Realty Investment Corporation 15th Fiscal Period Results (January 1, 2009 – June 31, 2009)."

Item	15th Period Results Jan. 1, 2009 - Jun. 30, 2009		16th Fiscal Period Forecasts Jul. 1, 2009 - Dec. 31, 2009				Changes from 15th Period Results	
	Amount	%	Properties owned at end of 15th period (excluding Olinas Tower)	Olinas Tower	Total	%	Amount	Change
Rental revenues	10,218	71.3%	9,591	1,082	10,673	92.8%	455	4.5%
Other rental revenues	812	5.7%	721	107	828	7.2%	16	2.0%
Real estate rental revenues (1)	11,030	77.0%	10,312	1,190	11,502	100.0%	472	4.3%
Gain on sale of real estate	3,300	23.0%	—	—	—	—	-3,300	-100.0%
Dividends income	—	—	—	—	—	—	—	—
Operating revenues	14,330	100.0%	10,312	1,190	11,502	100.0%	-2,827	-19.7%
Property and other taxes	935	6.5%	885	—	885	7.7%	-49	-5.3%
Other rental expenses	2,230	15.6%	2,278	220	2,499	21.7%	269	12.1%
Outsourcing expenses	515	3.6%	489	—	489	4.3%	-25	-5.0%
Utilities expenses	698	4.9%	728	73	801	7.0%	102	14.7%
Casualty insurance	28	0.2%	34	2	36	0.3%	7	27.7%
Repairs and maintenance	242	1.7%	279	—	279	2.4%	36	14.9%
Property management fees	211	1.5%	187	28	215	1.9%	3	1.9%
Management association accounts	463	3.2%	464	115	579	5.0%	115	25.0%
Others	70	0.5%	95	2	98	0.9%	27	39.3%
Depreciation	1,795	12.5%	1,601	248	1,849	16.1%	54	3.0%
Real estate rental expenses(2)	4,961	34.6%	4,765	469	5,234	45.5%	273	5.5%
Loss on sale of real estate	2,154	15.0%	—	—	—	—	-2,154	-100.0%
Loss on sale of investment securities	38	0.3%	—	—	—	—	-38	-100.0%
Asset management fees	345	2.4%	—	—	414	3.6%	69	20.0%
Adm. Service/custodian fees	66	0.5%	—	—	69	0.6%	3	4.7%
Directors' remuneration	6	0.0%	—	—	6	0.1%	—	—
Trust fees	69	0.5%	—	—	47	0.4%	-22	-32.1%
Other operatin expenses	120	0.8%	—	—	132	1.2%	12	10.3%
Operating expenses	7,762	54.2%			5,905	51.3%	-1,856	-23.9%
Operating profits	6,568	45.8%			5,597	48.7%	-970	-14.8%
Profits ((1)-(2))	6,069	42.4%	5,546	721	6,268	54.5%	198	3.3%
Net operating income (NOI)	7,864	54.9%	7,148	969	8,117	70.6%	252	3.2%
Non-operating revenues	71	0.5%	—	—	23	0.2%	-48	-67.5%
Non-operating expenses	1,067	7.4%	—	—	1,557	13.5%	490	45.9%
Recurring profits	5,572	38.9%			4,063	35.3%	-1,508	-27.1%
Extraordinary losses	3,239	22.6%	—	—	—	—	-3,239	-100.0%
Income before income taxes	2,332	16.3%	—	—	4,063	35.3%	1,730	74.2%
Net income	2,331	16.3%			4,062	35.3%	1,730	74.2%
Retained earnings at end of period	2,332	16.3%	—	—	4,062	35.3%	1,730	74.2%
Distributon perunit (JPY)			3,731		6,500		2,769	

(Note) Figures have been rounded off to a million yen (625,000 units)

(625,000 units)

(- unit)

1. Rents and other revenues
• Whole-period contribution of 1 property acquired in 15th fiscal period

+1,070 mn yen

• Decrease of 2 properties sold in 15th fiscal period

-348 mn yen

• Decrease of other properties owned

-267 mn yen

2. Other rental revenues

• Gains equivalent to restoration expenses

-173 mn yen

3. Non-operating expenses

• Increase in interest expenses due to increased borrowings, etc.

+408 mn yen

JPR forecasts its NOI for the 17th fiscal period to decrease by 1.4% in anticipation of a certain level of decreases in rents and accrual of property and other taxes for the property acquired in the 15th fiscal period.

(JPY mn)

Assumptions for the Forecasts of Real Estate Rental Revenues and Expenses for the 17th Fiscal Period

<Portfolio>

Portfolio as of the end of the 15th fiscal period: 51 properties

Properties to be acquired in the 16th fiscal period: None

Properties to be acquired in the 17th fiscal period: 1 property

<Average Monthly Occupancy during Period>
96.3%

The forecasts of real estate rental revenues and expenses for the 17th fiscal period were calculated based on the above "Assumptions for the Forecasts of Real Estate Rental Revenues and Expenses for the 17th Fiscal Period." Actual real estate rental revenues, real estate rental expenses, real estate rental profits, NOI and NCF may change as a result of the acquisition of new properties or the sale of owned properties, etc.

Item	15th Fiscal Period Forecasts Jul. 1, 2009 - Dec. 31, 2009		Forecasts of Real Estate Rental Revenues and Expenses for the 17th Fiscal Jan. 1, 2010 - Jun. 30, 2010		Change from the 16th Period Forecasts	
	Amount	%	Amount	%	Amount	Change
Rental revenues	10,673	92.8%	10,593	93.4%	-80	-0.8%
Other rental revenues	828	7.2%	744	6.6%	-84	-10.2%
Real estate rental revenues (1)	11,502	100.0%	11,338	100.0%	-164	-1.4%
Property and other taxes	885	7.7%	943	8.3%	57	6.5%
Other rental expenses	2,499	21.7%	2,391	21.1%	-107	-4.3%
Outsourcing expenses	489	4.3%	487	4.3%	-1	-0.3%
Utilities expenses	801	7.0%	725	6.4%	-75	-9.5%
Casualty insurance	36	0.3%	36	0.3%	0	-0.5%
Repairs and maintenance	279	2.4%	270	2.4%	-8	-3.2%
Property management fees	215	1.9%	214	1.9%	-1	-0.5%
Management association accounts	579	5.0%	571	5.0%	-7	-1.3%
Others	98	0.9%	85	0.8%	-12	-12.7%
Depreciation	1,849	16.1%	1,867	16.5%	18	1.0%
Real estate rental expenses (2)	5,234	45.5%	5,202	45.9%	-32	-0.6%
Profits ((1) - (2))	6,268	54.5%	6,135	54.1%	-132	-2.1%
Net operating income (NOI)	8,117	70.6%	8,003	70.6%	-113	-1.4%
Capital expenditure	802	7.0%	743	6.6%	-59	-7.4%
Net cash flow (NCF)	7,315	63.6%	7,260	64.0%	-54	-0.7%

(Note) Figures have been rounded off to a million yen.

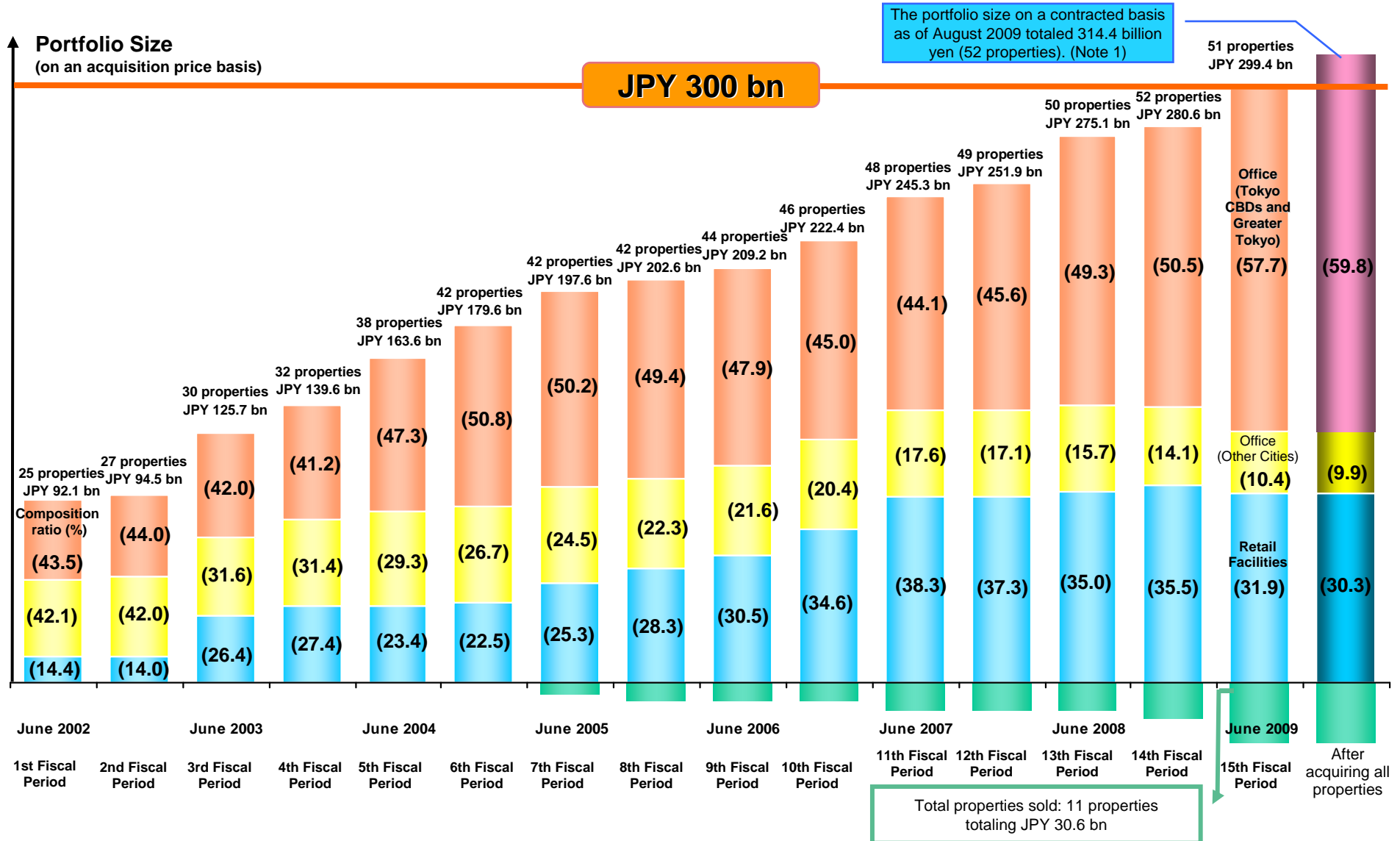


Japan Prime Realty Investment Corporation

**Management Results of the
15th Fiscal Period**

15th

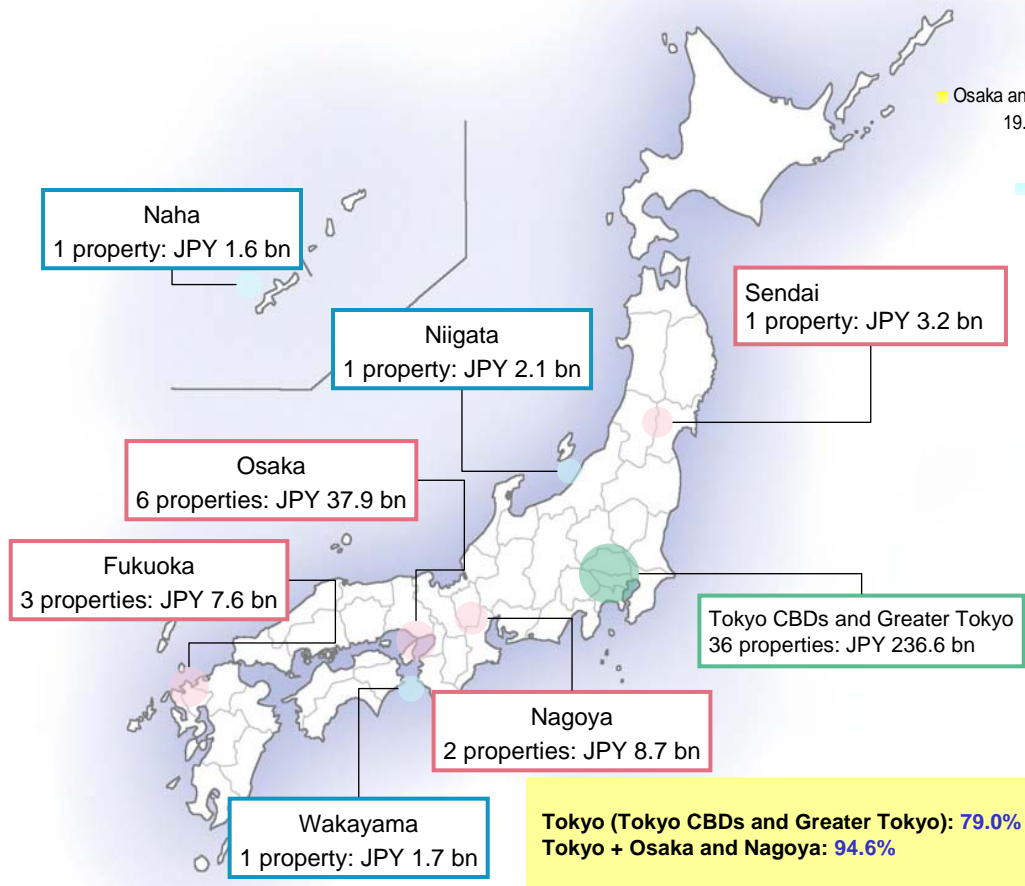
The portfolio size has reached roughly 300 billion yen with the acquisition of Olinas Tower in the 15th fiscal period. Hereafter, JPR will focus on investing in office buildings in Tokyo.



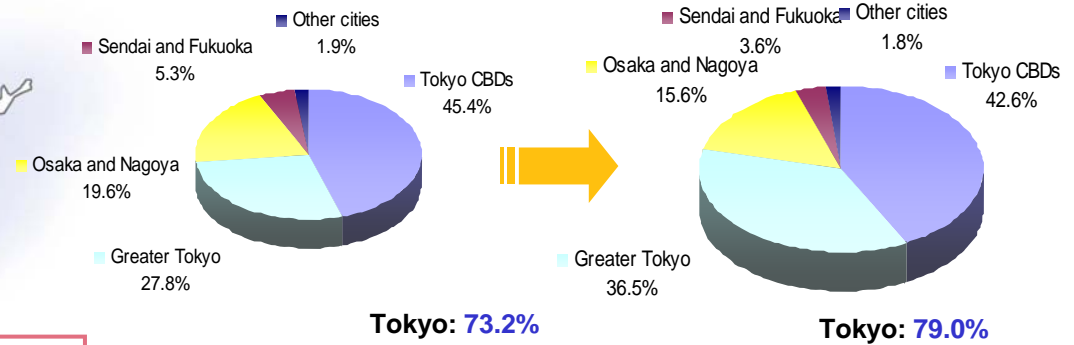
* JPR was listed on June 14, 2002. All amounts are acquisition prices (excluding preferred securities) rounded down to 100 million yen. The composition ratio has been rounded to the first decimal place. (Note 1) The figure includes JPR Sendagaya Building.

The proportion of offices in Tokyo, where stability and growth are expected, has increased as a result of a series of property replacements.

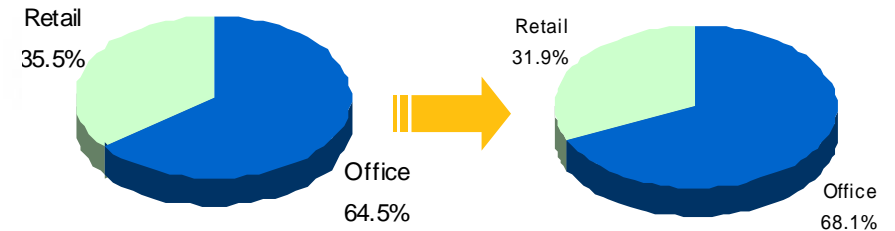
Portfolio Diversification as of the End of Jun. 2009 (on an acquisition price basis)



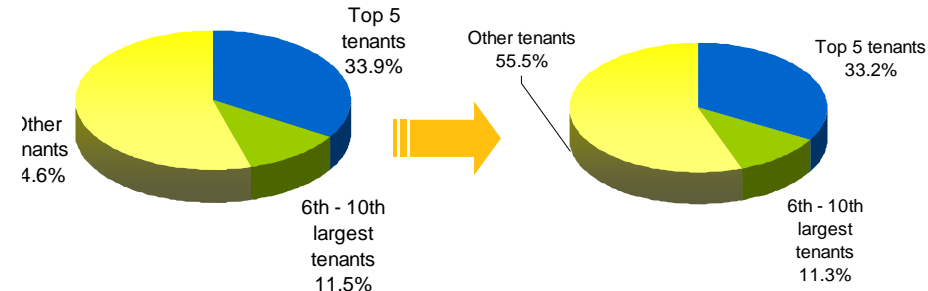
Geographic Diversification (as of end of Dec. 2008 and end of Jun. 2009)



Property Type Diversification (as of end of Dec. 2008 and end of Jun. 2009)

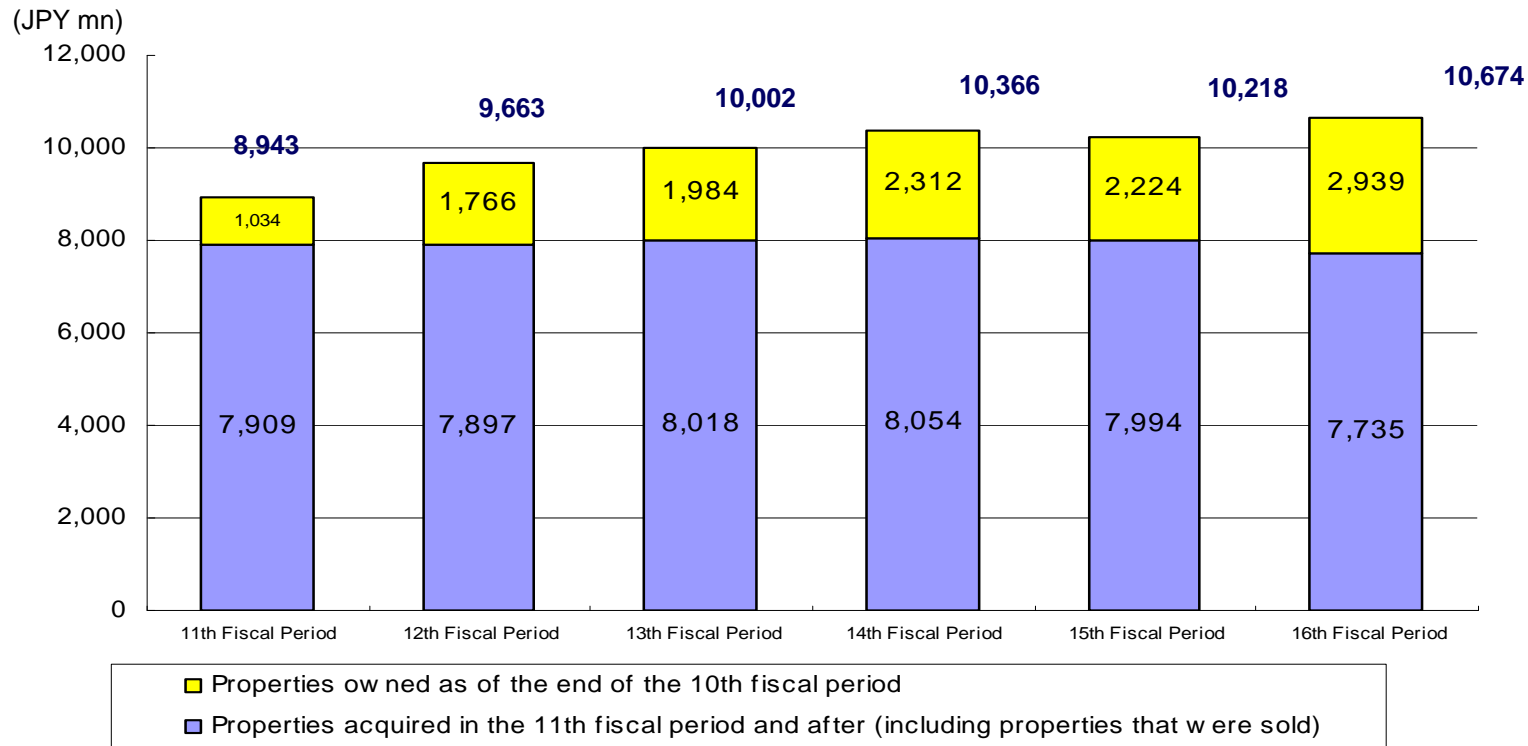


Tenant Diversification (as of end of Dec. 2008 and end of Jun. 2009)



The figures have been rounded to 100 million yen and prepared based on JPR's portfolio (acquisition price) as of the end of December 2008 and June 2009, excluding the JPR Sendagaya Building planned for acquisition.

Rents and occupancy have been decreasing since the 15th fiscal period, but the drops in rents have been rather limited. The total rent level has shown an upward trend, partly due to the acquisition of a new property which offset drops at existing properties.



Upward rent revisions which JPR promoted since the 11th fiscal period turned to a decrease after totaling 70 cases in the 13th period, while downward revisions increased from 1 case in the 14th period to 31 and 45 cases in the 15th and 16th periods, respectively.

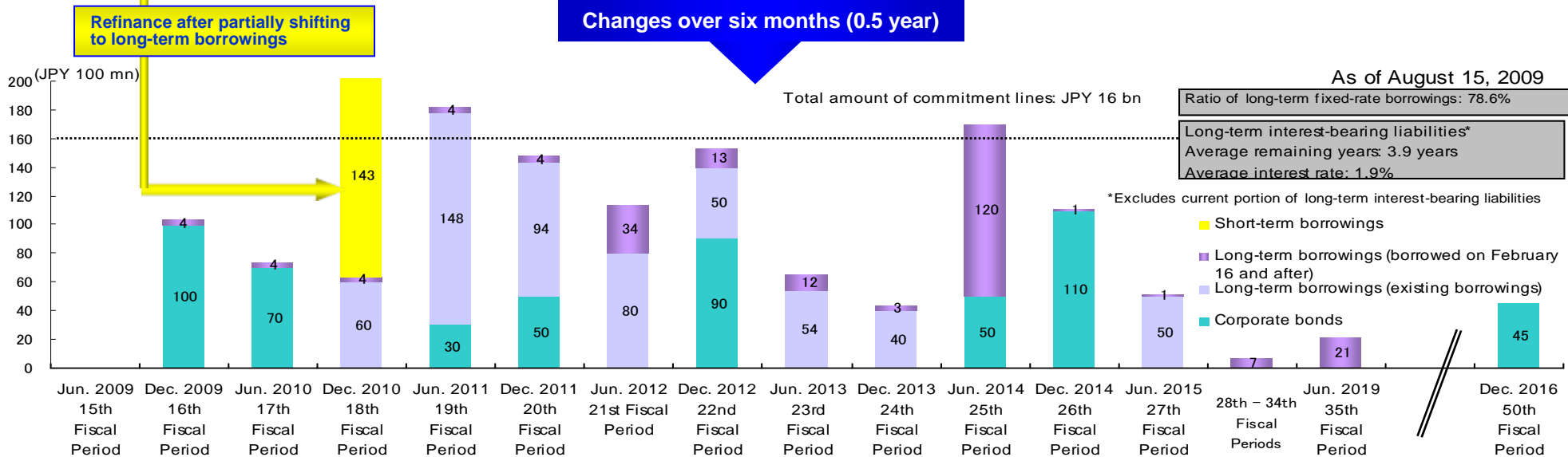
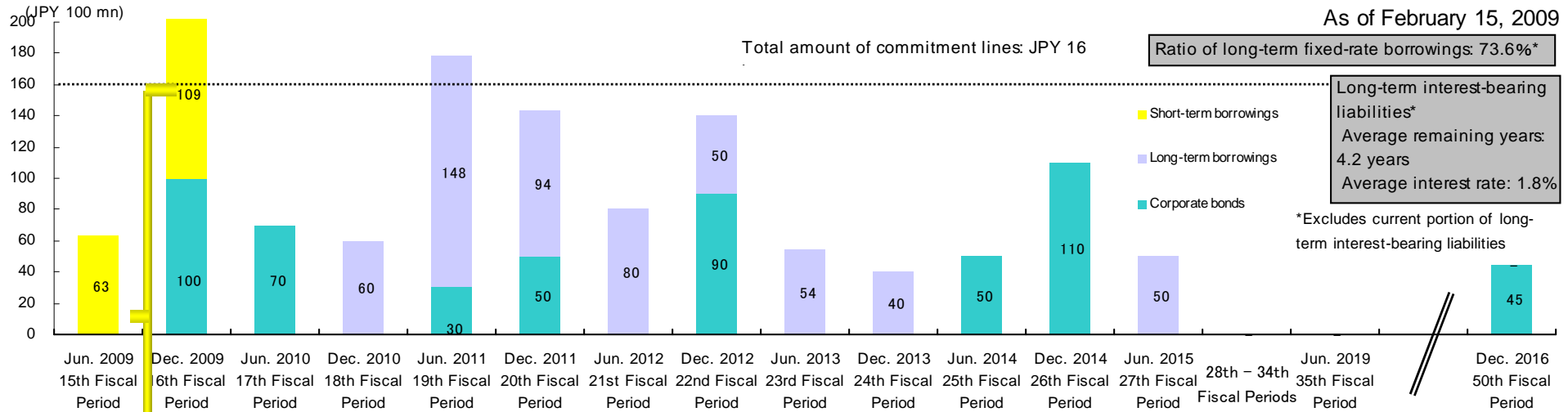
JPR will conduct defensive operations for the present, considering the balance between occupancy and rent levels.

*Properties owned at the end of the 10th fiscal period: rents, common charges, parking rates and other revenues (excluding such variable revenues as incidental income) for properties JPR owned at the end of the 10th fiscal period excluding properties replaced through transactions

*Properties acquired in the 11th fiscal period and after (including properties that were sold): the sum of rents, common charges, parking rates and other revenues excluding such variable revenues as incidental income) for properties acquired or sold in the 11th fiscal period and after

Continued conservative financial operations by endeavoring to increase the ratio of long-term, fixed-rate borrowings and to further diversify repayment dates

Interest-bearing liabilities: diversification of repayment/redemption dates by fiscal period



Continued efforts to diversify fund procurement methods and sources

Interest-bearing liabilities: details of repayment/redemption dates

(JPY mn)

Lender/Issue	Type	Repayment / redemption date	Amount	Sum by settlement period (excluding scheduled payment)
Fourth Series of Unsecured Bonds	Corporate bonds	November 4, 2009	10,000	16th fiscal period 10,000
Second Series of Unsecured Bonds	Corporate bonds	February 12, 2010	7,000	17th fiscal period 7,000
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	Short-term	July 2, 2010	4,000	18th fiscal period 20,252
Resona Bank, Limited	Short-term	July 2, 2010	4,000	
Mizuho Corporate Bank, Ltd.	Short-term	July 2, 2010	3,972	
Mitsubishi UFJ Trust and Banking Corporation	Short-term	July 2, 2010	2,280	
The Bank of Fukuoka, Ltd.	Long-term	September 24, 2010	1,000	
The Chugoku Bank, Ltd.	Long-term	September 24, 2010	1,000	
Shinsei Bank, Limited	Long-term	September 24, 2010	3,000	19th fiscal period 17,783
The Hachijuni Bank, Ltd.	Long-term	September 24, 2010	1,000	
Mizuho Corporate Bank, Ltd.	Long-term	February 4, 2011	5,000	
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	Long-term	March 26, 2011	5,000	20th fiscal period 14,400
Tenth Series of Unsecured Bonds	Corporate bonds	May 30, 2011	3,000	
Meiji Yasuda Life Insurance Company	Long-term	June 21, 2011	4,783	
Aozora Bank, Ltd.	Long-term	August 26, 2011	3,400	21st fiscal period 11,000
Mitsubishi UFJ Trust and Banking Corporation	Long-term	August 29, 2011	6,000	
Fifth Series of Unsecured Bonds	Corporate bonds	November 4, 2011	5,000	21st fiscal period 11,000
The Bank of Fukuoka, Ltd.	Long-term	April 11, 2012	2,000	
The Chugoku Bank, Ltd.	Long-term	April 11, 2012	2,000	
The Hachijuni Bank, Ltd.	Long-term	April 11, 2012	1,000	
SOMPO JAPAN INSURANCE INC.	Long-term	April 11, 2012	2,000	
The Iyo Bank, Ltd.	Long-term	April 11, 2012	1,000	
SOMPO JAPAN INSURANCE INC.	Long-term	June 27, 2012	2,000	
Mitsubishi UFJ Trust and Banking Corporation	Long-term	June 27, 2012	1,000	

(1) Initial drawdown amount: JPY 1,020 mn with scheduled payment of JPY 25 mn every 6 months

(2) Initial drawdown amount: JPY 6,000 mn with scheduled payment of JPY 100 mn every 6 months

(3) Initial drawdown amount: JPY 5,000 mn with scheduled payment of JPY 83 mn every 6 months

(4) Initial drawdown amount: JPY 3,000 mn with scheduled payment of JPY 50 mn every 6 months

(5) Initial drawdown amount: JPY 4,000 mn with scheduled payment of JPY 100 mn every 6 months

Lender/Issue	Type	Repayment / redemption date	Amount	Sum by settlement period (excluding scheduled payment)
Aozora Bank, Ltd.	Long-term	July 3, 2012	900	22nd fiscal period 14,900
Eighth Series of Unsecured Bonds	Corporate bonds	July 23, 2012	9,000	
Zenkyoren (The National Mutual Insurance Federation of Agricultural Cooperatives)	Long-term	November 27, 2012	5,000	
Meiji Yasuda Life Insurance Company	Long-term	March 26, 2013	4,400	23rd fiscal period 6,220
Taiyo Life Insurance Company	Long-term	June 4, 2013	1,000	
Development Bank of Japan Inc.	Long-term	June 27, 2013	820 ①	24th fiscal period 4,000
Taiyo Life Insurance Company	Long-term	December 27, 2013	1,000	
Daido Life Insurance Company	Long-term	December 27, 2013	1,000	25th fiscal period 16,903
Sumitomo Life Insurance Company	Long-term	December 27, 2013	2,000	
Third Series of Unsecured Bonds	Corporate bonds	February 12, 2014	5,000	26th fiscal period 11,000
Mizuho Corporate Bank, Ltd.	Long-term	June 27, 2014	5,100 ②	
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	Long-term	June 27, 2014	4,253 ③	
Sumitomo Mitsui Banking Corporation	Long-term	June 27, 2014	2,550 ④	
Ninth Series of Unsecured Bonds	Corporate bonds	July 23, 2014	6,000	27th fiscal period 5,000
Sixth Series of Unsecured Bonds	Corporate bonds	November 4, 2014	5,000	
Daido Life Insurance Company	Long-term	February 5, 2015	1,000	
Zenkyoren (The National Mutual Insurance Federation of Agricultural Cooperatives)	Long-term	March 26, 2015	2,000	35th fiscal period 2,100
Sumitomo Life Insurance Company	Long-term	June 4, 2015	2,000	
Development Bank of Japan Inc.	Long-term	June 27, 2019	2,100 ⑤	50th fiscal period 4,500
Seventh Series of Unsecured Bonds	Corporate bonds	December 14, 2026	4,500	
Of which, short-term borrowings			14,252	Total 145,058
Of which, current portion of long-term interest-bearing			17,000	
Of which, long-term interest-bearing liabilities			113,806	
Total of scheduled repayment			4,172	Accumulated amount 149,230

Bold letters indicate long-term borrowings borrowed on February 16, 2009 and after.

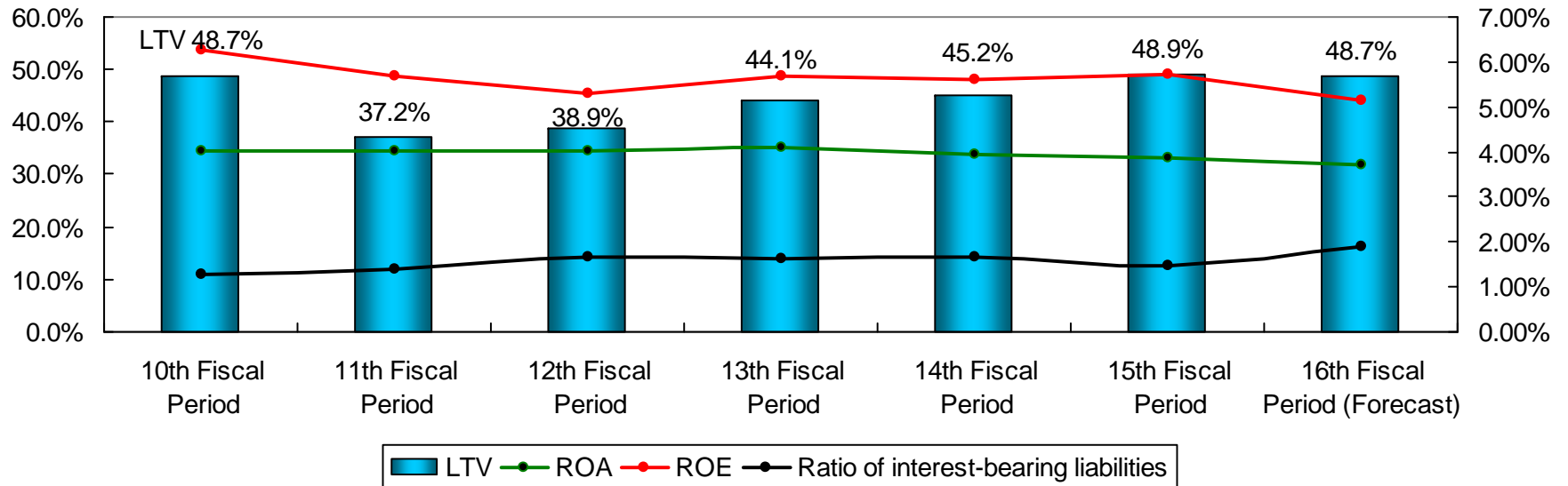
ROA remained generally stable from 3.5% to 3.9%, while the LTV ratio was maintained within the 30% to 50% range

Changes in Financial Indicators

	Dec. 2006 10th Fiscal Period 184 days	Jun. 2007 11th Fiscal Period 181 days	Dec. 2007 12th Fiscal Period 184 days	Jun. 2008 13th Fiscal Period 182 days	Dec. 2008 14th Fiscal Period 184 days	Jun. 2009 15th Fiscal Period 181 days	Dec. 2009 16th Fiscal Period (Forecast) 184 days
ROE	6.26%	5.69%	5.28%	5.70%	5.62%	5.74%	5.13%
ROA	4.02%	4.03%	4.01%	4.09%	3.94%	3.85%	3.72%
LTV	48.7%	37.2%	38.9%	44.1%	45.2%	48.9%	48.7%
Ratio of interest-bearing liabilities	1.28%	1.40%	1.67%	1.61%	1.65%	1.48%	1.90%

LTV (left axis)

ROE, ROA and ratio of interest-bearing liabilities (right axis)



ROE = Net income (excluding gain or loss on sale of real estate, cancellation fees, etc.) / ((total interest-bearing liabilities at beginning of period + interest-bearing liabilities at end of period) / 2) / operating days × 365
 ROA = Business profits (excluding gain or loss on sale of real estate) / ((total property acquisition value at beginning of period + total property acquisition value at end of period) / 2) / operating days × 365
 Business profits = Operating profits + non-operating revenues and expenses – gain or loss on sale of real estate
 LTV ratio (interest-bearing debt ratio) = Interest-bearing liabilities at end of period / (interest-bearing liabilities at end of period + Unitholders' Capital at end of period) × 100
 Ratio of interest-bearing liabilities = (Interest paid for borrowings + interest for corporate bonds) / ((total interest-bearing liabilities at beginning of period + total interest-bearing liabilities at end of period) / 2)



Japan Prime Realty Investment Corporation

**Measures for the 15th Fiscal Period and
Future Growth Strategy**

15th~

Reconstruct the portfolio to focus on Tokyo and aim to achieve growth in revenues and profits over a medium to long term

① Investment ratio between offices and retail facilities properties drifted from the initial target of 80:20 to the current 65:35.


⇒ Promote investment focusing on offices: “from retail facilities to offices”

② The gaps of growth potential between Tokyo and local cities have shown an expanding trend.

⇒ Increase ratio of investment in Tokyo: “from local cities to Tokyo”

③ Handling of properties that may pose impairment risks, etc.

⇒ Remove concerns by conducting replacement of properties



Conducted asset replacement in the 15th fiscal period, based on the fundamental policy of “from local cities to Tokyo” and “from retail facilities to offices”

Removed concerns and aimed to place JPR on a growth track once again by conducting replacement of some properties

- Strasse Ichibancho in Sendai posing impairment risks with prolonged vacancy
⇒ Sold the property to Tokyo Tatemono
- Handling of Meieki Nichome Kaihatsu SPC Preferred Securities, which showed great volatility
⇒ Sold JPR's existing equity to Tokyo Tatemono and cancelled planned acquisition of additional equity
- Decreased ratio of properties located in local cities and recorded gain on sale of real estate
⇒ Sold Meiji Yasuda Life Osaka Umeda Building to an SPC mainly sponsored by Tokyo Tatemono

Measures against downside risks





- Expansion of investment in office buildings located in Tokyo
- More clarified collaborations with sponsors
⇒ Acquired Olinas Tower from Tokyo Tatemono, etc.

Establishment of portfolio focused on offices in Tokyo

- Conservative financial management by increasing the ratio of long-term fixed-rate borrowings
- Establishment of fund-raising capability to enable growth
⇒ Procured 21 billion yen in total in long-term (3 to 10 years), fixed-rate borrowings

Good relationships with major financial institutions

Improved portfolio by selling properties located in local cities and in the retail facility category

	Strasse Ichibancho 	Meieki Nichome Kaihatsu SPC Preferred Securities 	Meiji Yasuda Life Osaka Umeda Building 	KM Fukugo Bldg. (tentative name) 
Location and Type of Use	Local / Retail	Local / Office	Local / Office	Local / Retail
Reason for Sale or Cancellation	Respond to impairment risks	Avoid fluctuation risks in real estate in Nagoya	Record gain on sale and reduce investment ratio of properties local cities	Avoid risks of falling real estate price
Sale Date / Cancellation Date	June 2009	June 2009	June 2009	February 2009
Sale Price	JPY 1,800 mn	(Sale / Cancellation)	JPY 10,600 mn	(Cancellation)
Appraisal Value	JPY 1,790 mn	—	JPY 10,600 mn	—
Ownership	Land: ownership Bldg.: ownership	Preferred securities	Land: ownership (co-ownership of 33.3%) Bldg.: ownership (co-ownership of 33.3%) 33.3%	Land: ownership (co-ownership of approx. 21.4%) Bldg.: unit ownership
NOI Results NOI Yield	-JPY 29 mn (14th period results x 2)	—	JPY 490 mn (14th period results x 2) NOI yield: 4.6% (on sale price)	—
Seller / Contract Party	Tokyo Tatemono Co., Ltd	Tokyo Tatemono Co., Ltd. Shimizu Corporation, Marubeni Corporation	Godo Kaisha Next Stage (SPC formed by Tokyo Tatemono, etc.)	Haseko Corporation and 9 other companies

Acquired a blue-chip office building in Tokyo through property replacement



Property Name	Olinas Tower
Location (Major Transportation)	Sumida Ward, Tokyo (3-minute walk from “Kinshicho” station on the Tokyo Metro line)
Acquisition Date	June 29, 2009
Acquisition Price	JPY 31,300 mn
Appraisal Value	JPY 31,400 mn (on May 31, 2009 and at the end of the 15th fiscal period)
Completion	March 2006
Ownership	Land: ownership (unit ownership) Bldg.: unit ownership (1F and 4-17F of the office building)*
Expected NOI	JPY 1,693 mn (at assumed occupation rate of 97%)
Yield at Acquisition	Expected NOI yield: 5.4%, appraisal cap rate: 4.8%
Seller	Land: Tokyo Tatemono Co., Ltd, Bldg.: Kinshicho Project TMK

*Floors are as indicated within the building, and are different from descriptions in registry.

Reinforce commitment by Tokyo Tatemono, and continue to effectively use know-how of respective sponsors in order to further materialize results of sponsor collaboration

Arrangements of a series of property replacements in the 15th period made possible by coordination with Tokyo Tatemono, a sponsor

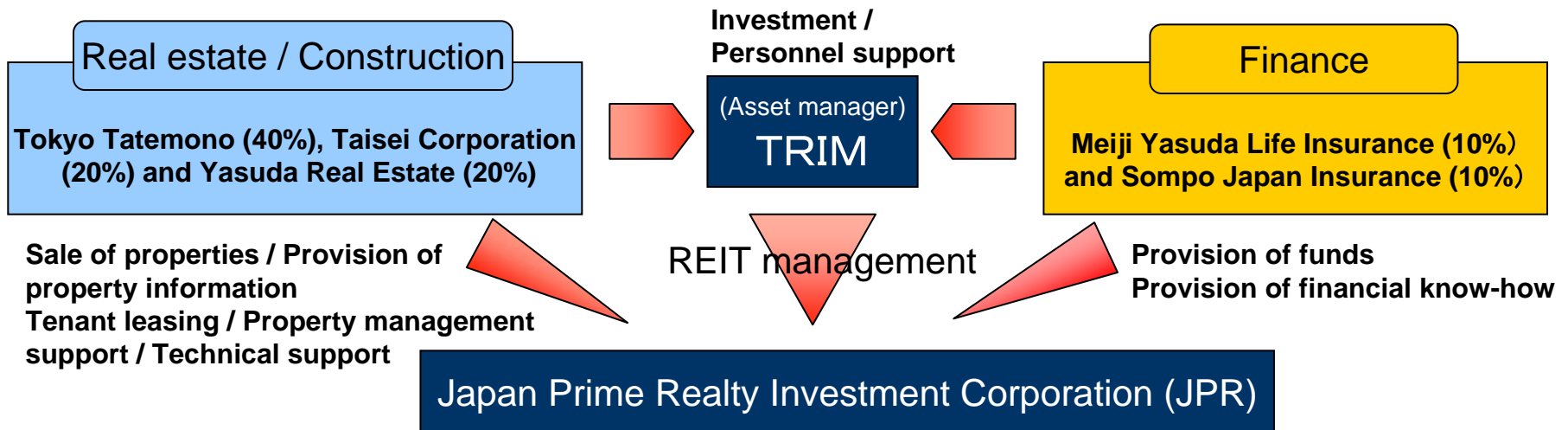
Investment ratio of Tokyo Tatemono in the asset management company rose as a result of changes in sponsors' equity



Take full advantage of having an integrated real estate company as a sponsor

Consider possible acquisition of large-scale development properties in the future

Continue to effectively use know-how of respective sponsors to materialize results of sponsor collaboration



Response to forward commitments and redemption of corporate bonds

■ Response to forward commitment contract (JPR Sendagaya Building)

【Overview of JPR Sendagaya Building】

Location (Major Transportation)	Sendagaya 4-chome, Shibuya-ku (7-minute walk from Sendagaya station on the JR line)
Acquisition Date (planned)	May 2010 (17th fiscal period)
Acquisition Price (planned)	JPY 15,050 mn*
Appraisal Value at End of 15th Period	JPY 12,100 mn
Structure	S, 8F
Ownership	Land: ownership, Bldg.: ownership
Completion	May 2009



*The acquisition price may be adjusted up to JPY 16,500 mn as a cap if the property's profitability improves as a result of tenant solicitation by the seller.

【Evaluation of JPR Sendagaya Building by the asset management company】

The property is an office building in Tokyo, and is judged to be able to contribute to the growth of JPR's revenues and profits over the medium to long term should JPR invest in it.

■ Response to redemption of corporate bonds

Cash and deposits owned at the end of the 15th fiscal period: approximately JPY 32.7 bn
(including JPY 16.3 bn as deposits from tenants and excluding JPY 2.3 bn as funds for distributions)

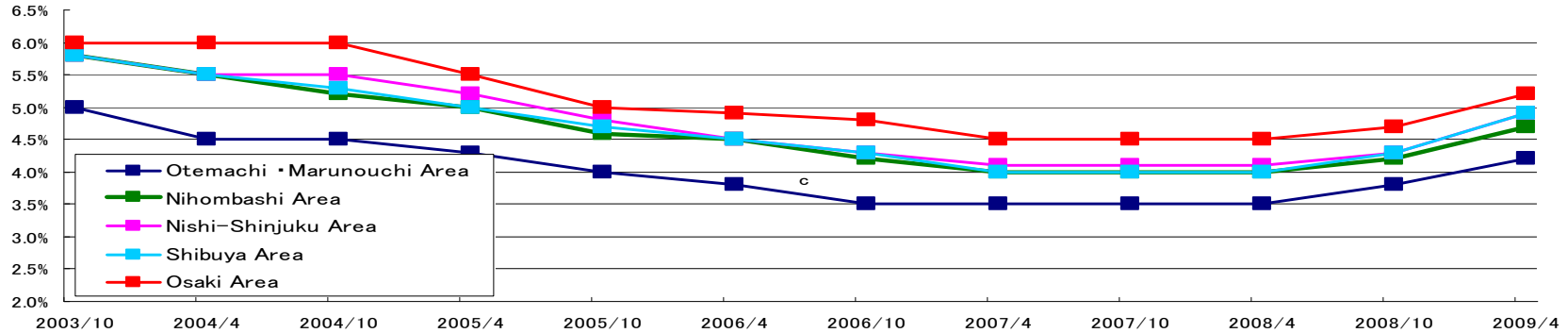
***Abundant cash and deposits provide sufficient funds for redemption**

Bonds for Redemption in the Near Future	Outstanding Amount	Interest Rate	Redemption Date
Fourth Series of Unsecured Bonds	JPY 10 bn	0.92%	Nov. 4, 2009
Second Series of Unsecured Bonds	JPY 7 bn	1.38%	Feb. 12, 2010

Real Estate Transaction Market

Major Areas in Tokyo CBDs: Changes in Cap Rates of Offices

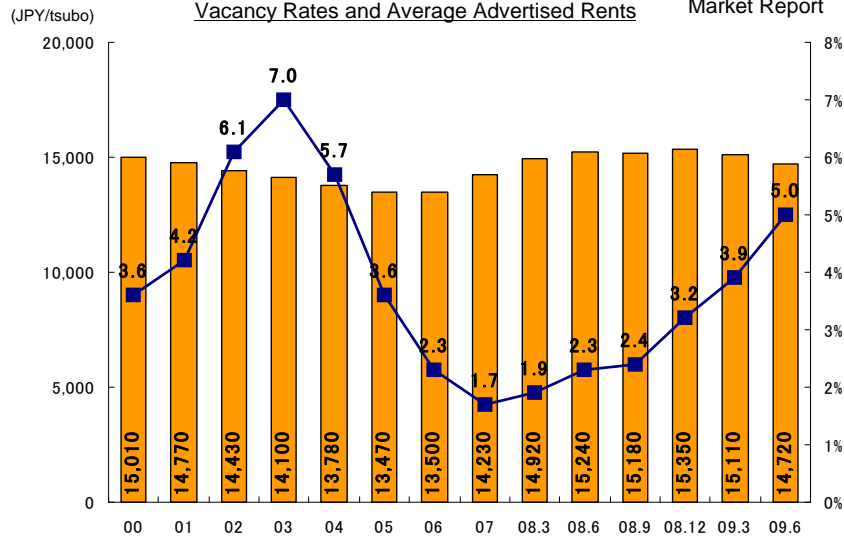
Source: The Japanese Real Estate Investor Survey (Terminal Cap Rate) by Japan Real Estate Institute



Real Estate Rental Market

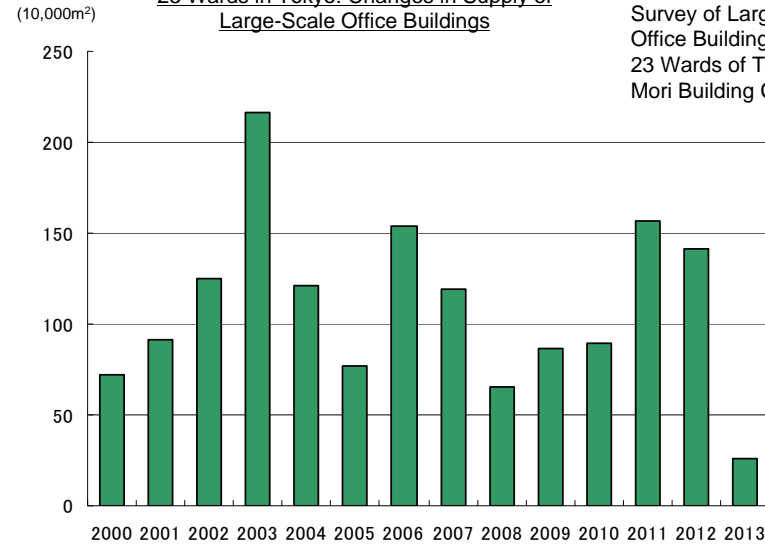
Central 5 Wards in Tokyo: Changes in Vacancy Rates and Average Advertised Rents

Source: CBRE Office Market Report



23 Wards in Tokyo: Changes in Supply of Large-Scale Office Buildings

Source: Market Trend Survey of Large-scale Office Buildings in the 23 Wards of Tokyo by Mori Building Co., Ltd.



JPR is identifying opportunities to acquire blue-chip office buildings inexpensively due to the increase in the expected yield of office buildings (decrease in price) and the relaxation of competitive conditions for acquisitions.

External Environment

Office buildings in the Tokyo CBDs (central 5 wards) have seen their cap rates rise roughly to the level of 2005 in the transaction market.

In the rental market, a downward adjustment of advertised rent levels proceeded and the vacancy rate rose to around 5.0%. On the other hand, the supply of newly-built office buildings in Tokyo is expected to be large in 2011 and 2012, though the increase will be marginal when compared against the mass supply in 2003.

The adjustment phase is expected to continue for some time, but JPR believes the office market in Tokyo has almost reached the bottom as the latest adjustment has proceeded fairly rapidly and the economic situation has become more stable, as well as other factors.

Internal Environment

Over the short term, the rental revenues from existing properties will tend to decrease due to the lower occupancy rate of the portfolio as well as drops in rents, and so internal growth will be difficult to achieve. However, JPR will endeavor to maintain its rent levels by conducting property replacements and through external growth.

JPR's Growth Strategy

JPR will continue its efforts to replace properties following the strategy of “from local cities to Tokyo” and “from retail facilities to offices.” JPR will also effectively use its abundant cash on hand to acquire new properties without missing favorable property acquisition opportunities. By doing so, JPR will increase the ratio of office buildings in Tokyo in its portfolio and work to return to the growth track that includes the expansion of its portfolio.

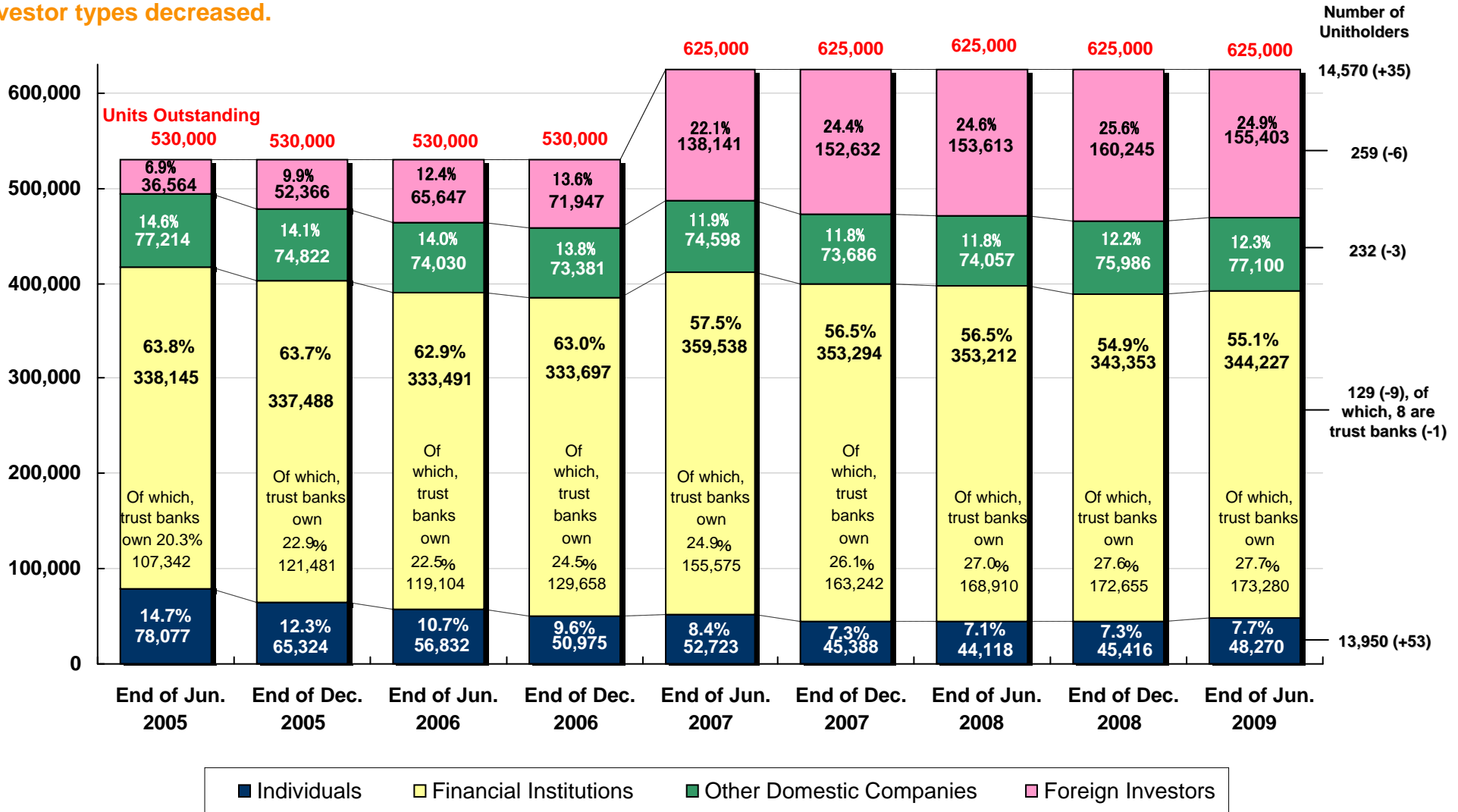


Japan Prime Realty Investment Corporation

Appendices

15th~

In the number of units held, the ratio of foreign investors has fallen for the first time in eight fiscal periods but individual, other domestic companies and financial institutions increased. In the number of unitholders, individuals increased but all other investor types decreased.



*The composition ratio has been rounded to the first decimal place.

15th Fiscal Period (Ended June 2009)			14th Fiscal Period (Ended December 2008)		
Name	Number of Units Owned	% of Units Outstanding*	Name	Number of Units Owned	% of Units Outstanding*
NikkoCity Trust and Banking Corporation (Investment Trust Account)	53,438	8.55%	NikkoCity Trust and Banking Corporation (Investment Trust Account)	53,402	8.54%
Japan Trustee Services Bank, Ltd. (Trust Account)	39,368	6.29%	Japan Trustee Services Bank, Ltd. (Trust Account)	39,262	6.28%
Trust & Custody Services Bank, Ltd. (Securities Investment Trust Account)	37,554	6.00%	Trust & Custody Services Bank, Ltd. (Securities Investment Trust Account)	38,487	6.15%
Tokyo Tatemono Co., Ltd.	29,300	4.68%	Tokyo Tatemono Co., Ltd.	29,300	4.68%
Northern Trust Company (AVFC), Account Singapore Clients (Standing Proxy: The Hongkong and Shanghai Banking Corporation Ltd., Tokyo Branch)	27,246	4.35%	Northern Trust Company (AVFC), Account Singapore Clients (Standing Proxy: The Hongkong and Shanghai Banking Corporation Ltd., Tokyo Branch)	27,246	4.35%
Kawasaki Gakuen	25,000	4.00%	Kawasaki Gakuen	25,000	4.00%
The Master Trust Bank of Japan, Ltd. (Trust Account)	24,644	3.94%	Meiji Yasuda Life Insurance Company	24,000	3.84%
Meiji Yasuda Life Insurance Company	24,000	3.84%	The Master Trust Bank of Japan, Ltd. (Trust Account)	22,958	3.67%
North Pacific Bank, Ltd.	13,546	2.16%	North Pacific Bank, Ltd.	14,929	2.38%
The Nomura Trust and Banking Co., Ltd.	13,384	2.14%	The Nomura Trust and Banking Co., Ltd.	13,628	2.18%
Total	287,480	45.99%	Total	288,212	46.11%

*For the percentages of units outstanding, figures after the second decimal place have been rounded off.



Milestones Since IPO and Historical Unit Price (June 2002 – August 2009)

Japan Prime Realty Investment Corporation

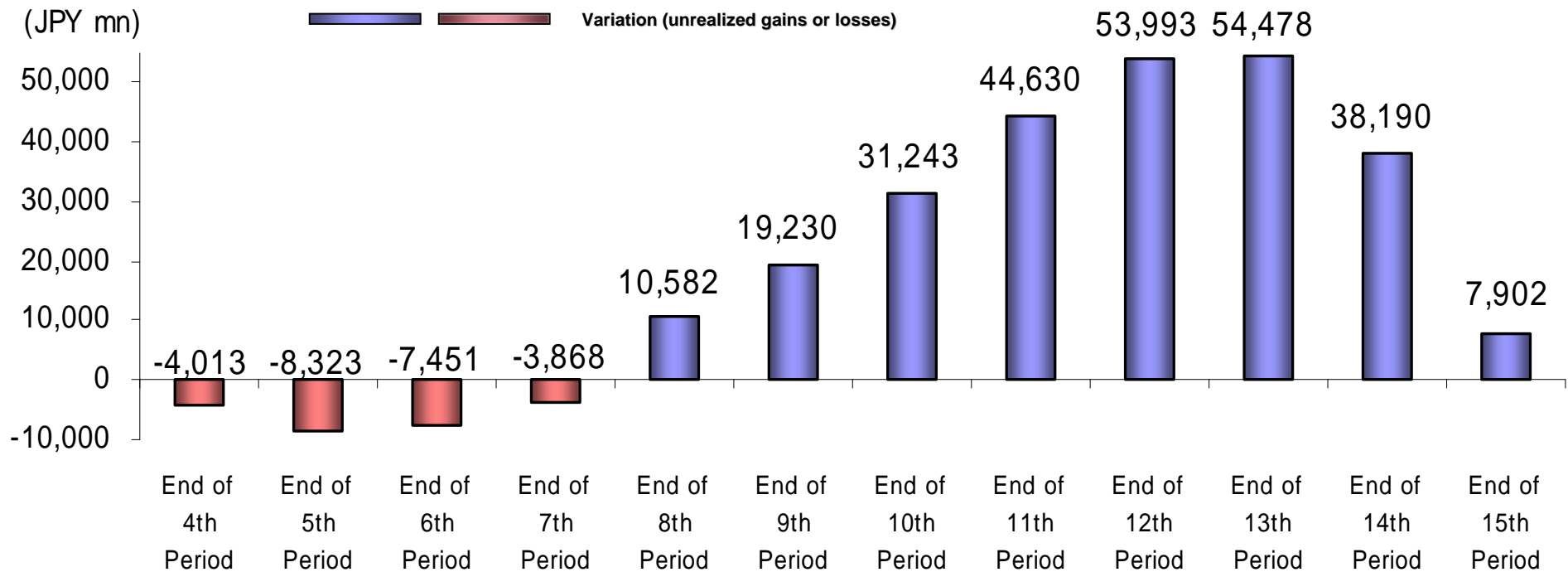


Fiscal Period	1st Period	2nd Period	3rd Period	4th Period	5th Period	6th Period	7th Period	8th Period	9th Period	10th Period	11th Period	12th Period	13th Period	14th Period	15th Period
	Jun. 2002	Dec. 2002	Jun. 2003	Dec. 2003	Jun. 2004	Dec. 2004	Jun. 2005	Dec. 2005	Jun. 2006	Dec. 2006	Jun. 2007	Dec. 2007	Jun. 2008	Dec. 2008	Jun. 2009
DPU	JPY 2,545	JPY 6,912	JPY 6,873	JPY 5,738	JPY 6,081	JPY 6,671	JPY 6,370	JPY 6,411	JPY 6,509	JPY 6,873	JPY 6,996	JPY 6,671	JPY 7,122	JPY 7,092	JPY 3,731

Variation between the appraisal value and book value (unrealized gains) decreased, leading to 267,134 yen (Note 1) in net assets per unit after including unrealized gains.

	End of 4th Period Dec. 2003	End of 5th Period Jun. 2004	End of 6th Period Dec. 2004	End of 7th Period Jun. 2005	End of 8th Period Dec. 2005	End of 9th Period Jun. 2006	End of 10th Period Dec. 2006	End of 11th Period Jun. 2007	End of 12th Period Dec. 2007	End of 13th Period Jun. 2008	End of 14th Period Dec. 2008	End of 15th Period Jun. 2009
Number of properties	32	38	42	42	42	44	46	48	49	50	52	51
Appraisal value at end of period (JPY mn)	135,211	155,061	171,526	191,905	210,601	224,773	249,366	285,176	299,995	322,984	311,513	300,509
Book value (JPY mn)	139,224	163,384	178,977	195,773	200,019	205,543	218,123	240,546	246,002	268,506	273,323	292,607
Variation (unrealized gains: JPY mn)	-4,013	-8,323	-7,451	-3,868	10,582	19,230	31,243	44,630	53,993	54,478	38,190	7,902
Ratio of unrealized gains or losses*	-2.9%	-5.1%	-4.2%	-2.0%	5.3%	9.4%	14.3%	18.6%	21.9%	20.3%	14.0%	2.7%



*Ratio of unrealized gains or loss = Variation / book value x 100



(Note1) Net assets per unit after including unrealized gains = (net assets at end of period + unrealized gains or losses) / number of outstanding units issued at end of period

No.	Property Name	End of 15th Period		End of 14th Period	
		Appraisal Value (*2)	Cap Rate (*3)	Appraisal Value (*2)	Cap Rate (*3)
1	Kanematsu Building	13,600,000	4.80%	16,300,000	4.50%
2	Kanematsu Building Annex	2,800,000	5.10%	3,150,000	4.80%
3	JPR Ningyo-cho Building	2,540,000	5.30%	2,700,000	5.20%
4	Shin-Kojimachi Building	3,230,000	5.00%	3,220,000	4.90%
5	JPR Crest Takebashi Building	3,720,000	4.80%	4,100,000	4.60%
6	MS Shibaura Building	16,000,000	5.00%	17,600,000	4.80%
7	Gotanda First Building	2,910,000	5.00%	3,410,000	4.90%
8	Fukuoka Building	3,240,000	4.60%	3,390,000	4.50%
9	JPR Ichigaya Building	5,280,000	4.70%	5,590,000	4.60%
10	Oval Court Ohsaki Mark West	4,310,000	4.80%	4,620,000	4.60%
11	Shinjuku Square Tower	11,155,000	4.50%	13,389,000	4.35%
12	BYGS Shinjuku Building	11,100,000	4.70%	12,600,000	4.40%
13	Across Shinkawa Building Annex	1,030,000	5.50%	1,090,000	5.30%
14	Shinjuku Center Building	15,000,000	4.40%	18,000,000	4.20%
15	Minami Azabu Building	3,070,000	5.10%	3,400,000	5.00%
16	Shinagawa Canal Building	1,800,000	5.20%	1,860,000	5.10%
17	JPR Shibuya Tower Records Building	12,600,000	4.50%	13,800,000	4.20%
18	JPR Daikanyama	1,350,000	5.00%	1,580,000	4.70%
19	JPR Jingumae 432	4,300,000	3.40%	4,500,000	3.40%
20	Shinjuku Sanchome East Building	2,380,000	4.50%	2,470,000	4.40%
21	Yurakucho Ekimae Building (Yurakucho Itocia)	2,750,000	4.10%	3,030,000	3.80%
22	Arca East	6,620,000	4.80%	7,600,000	4.50%
23	JPR Chiba Building	1,670,000	6.00%	1,930,000	5.70%
24	JPR Yokohama Nihon Odori Building	2,550,000	5.60%	2,770,000	5.40%
25	Shinyokohama 2nd Center Building	1,190,000	6.20%	1,360,000	5.80%
26	Kawaguchi Center Building	9,480,000	6.10%	10,500,000	5.60%
27	JPR Ueno East Building	5,290,000	5.20%	5,770,000	5.00%
28	Tachikawa Business Center Building	3,400,000	5.70%	3,760,000	5.50%
29	Rise Arena Building	6,040,000	5.50%	6,950,000	5.40%
30	Yume-ooka Office Tower	5,870,000	5.50%	6,250,000	5.30%
31	Olinas Tower	31,400,000	4.80%	-	-
32	Tanashi ASTA	12,200,000	5.80%	13,300,000	5.40%
33	Cupo-la Main Building	2,480,000	5.90%	2,570,000	5.70%
34	JPR Musashikosugi Building	6,140,000	5.10%	7,000,000	4.70%
35	Musashiurawa Shopping Square	3,990,000	5.30%	4,340,000	4.90%
36	Kawasaki Dice Building	14,664,000	4.70%	15,184,000	4.60%

No.	Property Name	End of 15th Period		End of 14th Period	
		Appraisal Value (*2)	Cap Rate (*3)	Appraisal Value (*2)	Cap Rate (*3)
37	Niigata Ekinan Center Building	2,090,000	6.70%	2,220,000	6.50%
38	Tokyo Tatemono Honmachi Building	3,970,000	6.80%	4,180,000	6.60%
39	JPR Hakata Building	3,020,000	6.00%	3,200,000	5.80%
40	JPR Naha Building	1,610,000	6.80%	1,700,000	6.50%
41	Sompo Japan Sendai Building	3,680,000	6.40%	4,050,000	6.20%
42	Sompo Japan Wakayama Building	1,830,000	7.50%	1,910,000	7.30%
43	Tenjin 121 Building	2,730,000	5.70%	2,870,000	5.50%
44	JPR Nagoya Sakae Building	5,380,000	5.10%	5,840,000	4.80%
45	JPR Dojima Building	2,680,000	5.40%	3,100,000	5.30%
46	JPR Hakata-chuo Building	1,860,000	5.70%	2,190,000	5.50%
47	Mitsubishi UFJ Lease & Finance Nagoya Head Office Building	3,440,000	6.00%	4,170,000	5.40%
48	JPR Umeda Loft Building	15,200,000	4.60%	15,800,000	4.45%
49	Benetton Shinsaibashi Building	4,650,000	4.80%	5,260,000	4.30%
50	Housing Design Center Kobe	6,520,000	6.20%	7,100,000	5.70%
51	JPR Chayamachi Building	4,700,000	5.00%	5,190,000	4.50%
Total		300,509,000	-	297,863,000	-

 Properties whose appraisal values decreased by 10% or more
 Properties whose cap rates increased by 0.5 points or more

(*2) At end of period (1,000 yen)
(*3) Direct Capitalization Method

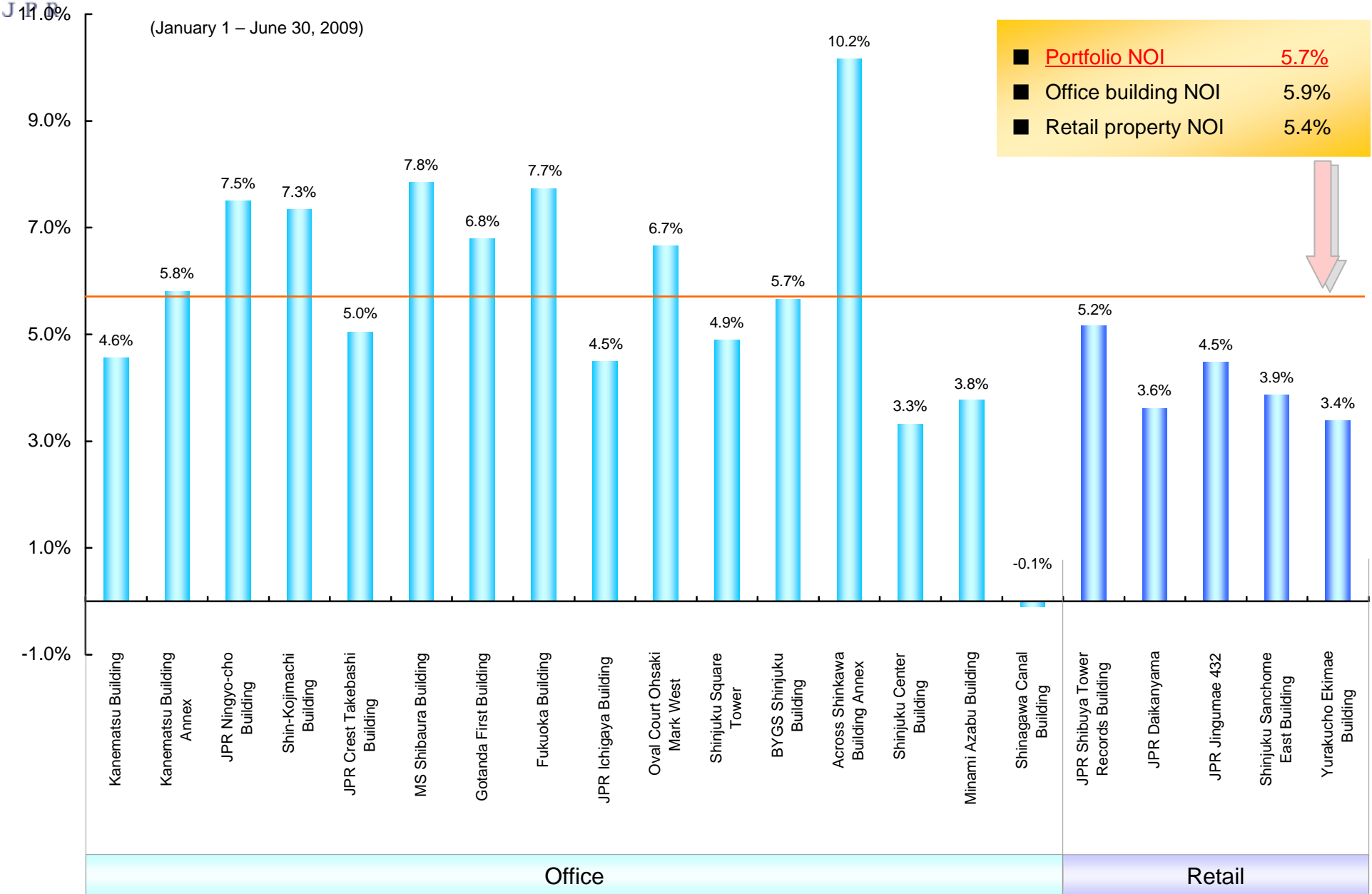
Japan Real Estate Institute	Property No. 3, 4, 6, 7, 14, 15, 16, 17, 20, 21, 22, 27, 28, 30, 31, 33, 38, 41
Tanizawa Sogo Appraisal	Property No. 37, 39, 40
Nippon Tochi-Tatemono	Property No. 1, 2, 18, 25, 26
CB Richard Ellis	Property No. 29, 47, 49, 50, 51
Daiwa Real Estate Appraisal Co., Ltd.	Property No. 5, 8, 9, 10, 12, 13, 23, 24, 32, 44
Nihon LCR	Property No. 11, 48
A Square	Property No. 19, 36
HIRO & REAS Network	Property No. 34, 35

(*1) The Direct Capitalization Method is a method for determining income using the capitalization method (a method that determines the asset price of targeted real estate by determining the sum of the current price of the net income that the targeted real estate is expected to produce in the future), which discounts the net income for a set period using the cap rate.



NOI Yield by Property for the 15th Fiscal Period (Tokyo CBDs)

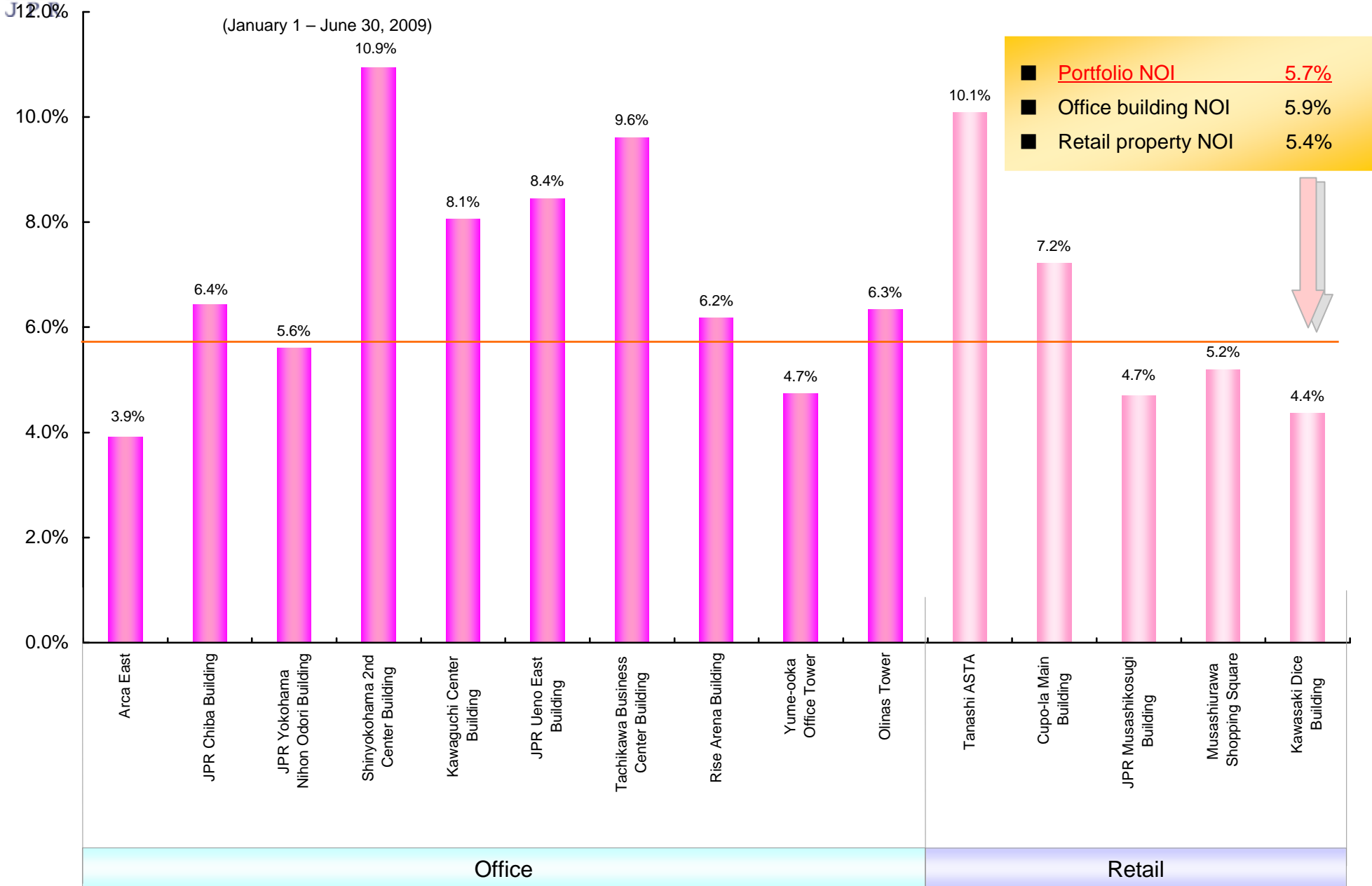
Japan Prime Realty Investment Corporation



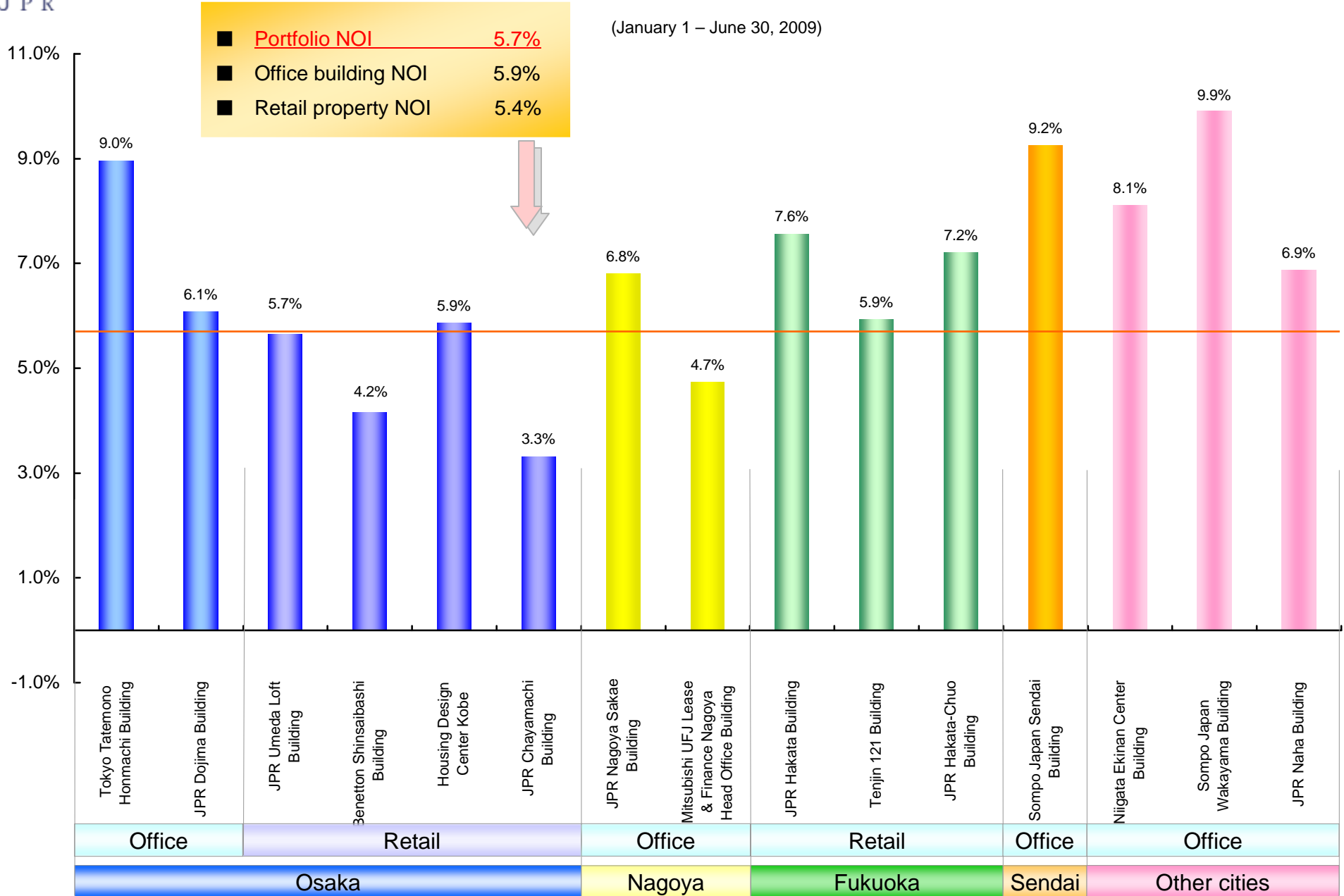
(Note) NOI yield = (Rental revenues - Rental expenses + Depreciation) x 365 / 181 ÷ Acquisition price. However, for properties acquired during the fiscal period, the annualized NOI yield has been calculated on a daily pro rata basis.



NOI Yield by Property for the 15th Fiscal Period (Greater Tokyo)



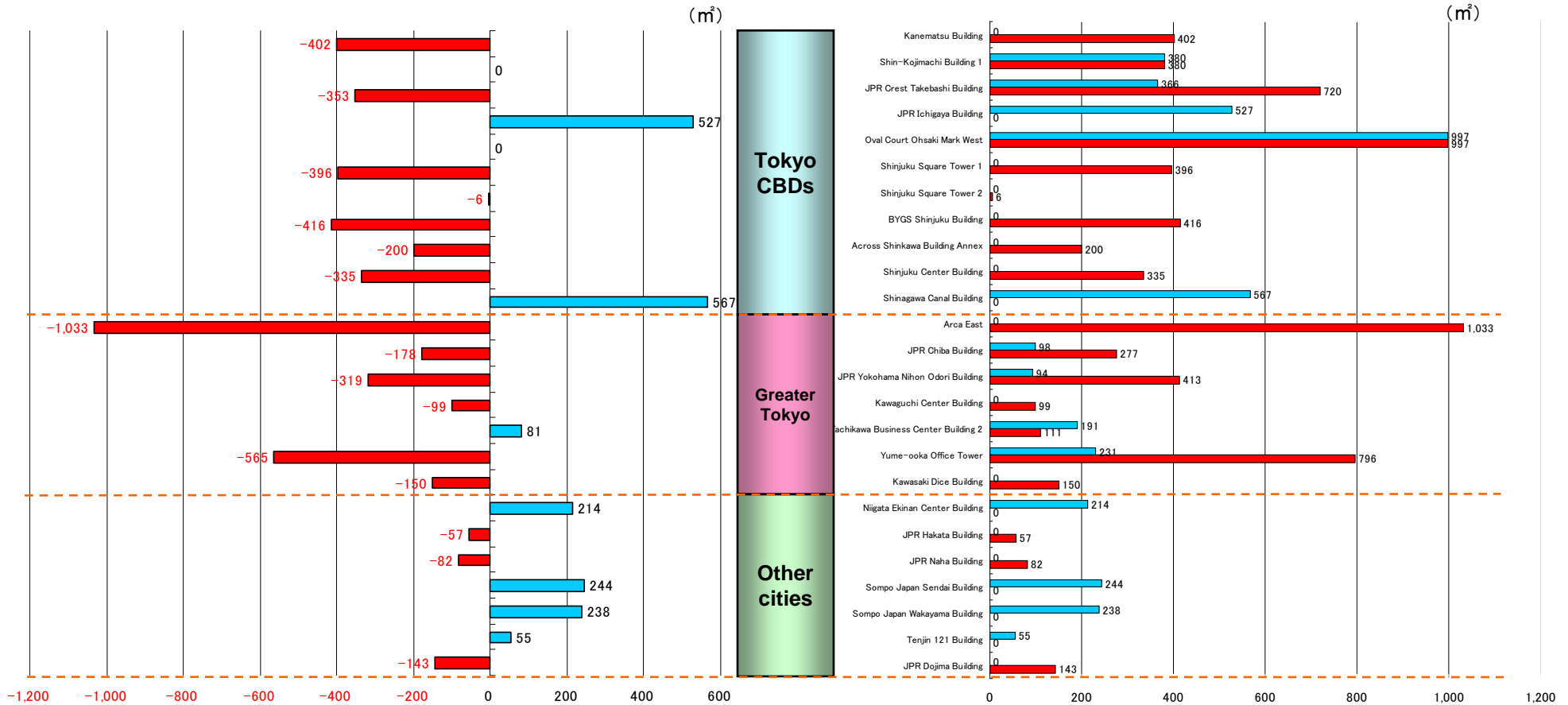
(Note) NOI yield = (Rental revenues - Rental expenses + Depreciation) x 365 / 181 ÷ Acquisition price. However, for properties acquired during the fiscal period, the annualized NOI yield has been calculated on a daily pro rata basis.



(Note) NOI yield = (Rental revenues - Rental expenses + Depreciation) x 365 / 184 + Acquisition price. However, for properties acquired during the fiscal period, the annualized NOI yield has been calculated on a daily pro rata basis.

Net Increase / Decrease of Floor Space by Property (Occupied-Vacated)

Occupied / Vacated Floor Space by Property



	Occupied (m ²)	Vacated (m ²)	Net (m ²)
Office (Tokyo CBDs)	2,838	3,851	-1,013
Office (Greater Tokyo)	614	2,727	-2,112
Office (Other cities)	752	281	470
Retail	0	150	-150
Total	4,204	7,010	-2,806

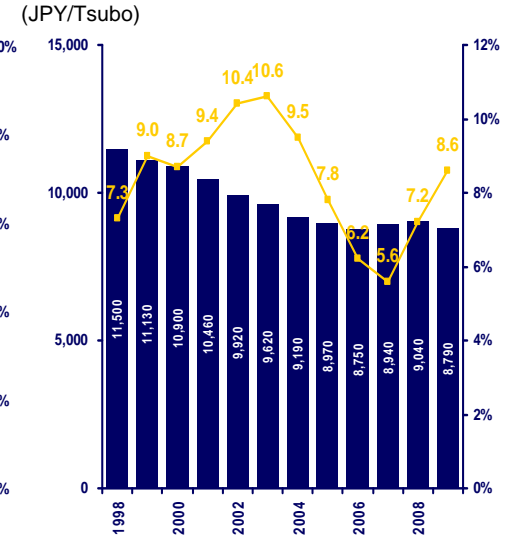
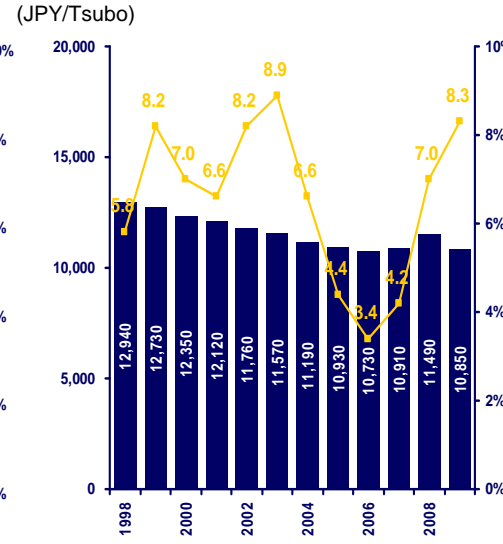
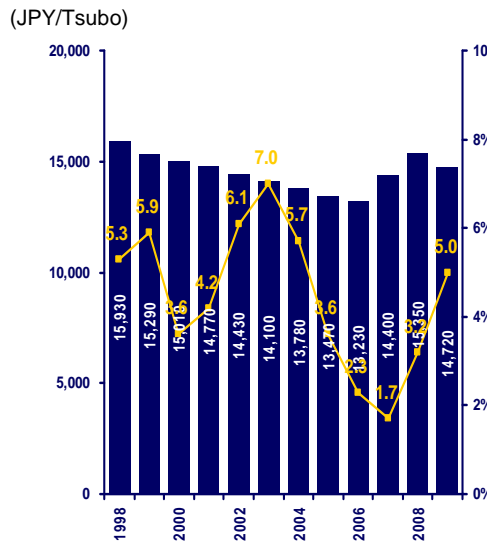
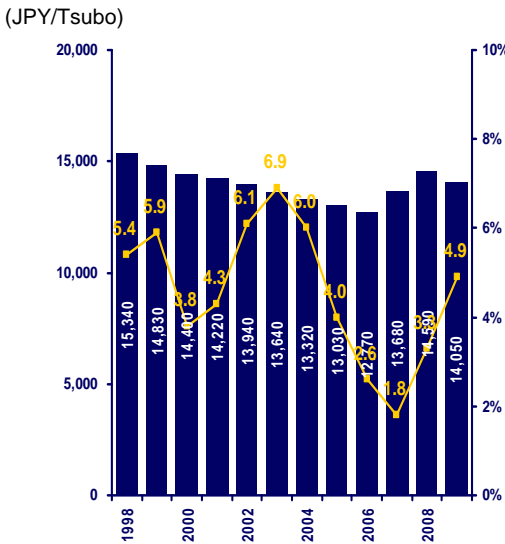
*The above graphs exclude properties at which there were no changes in tenants during the 15th fiscal period, but includes changes in tenants from the amendment of lease contracts.

23 Wards of Tokyo

5 Wards of Tokyo

Yokohama City

Osaka City

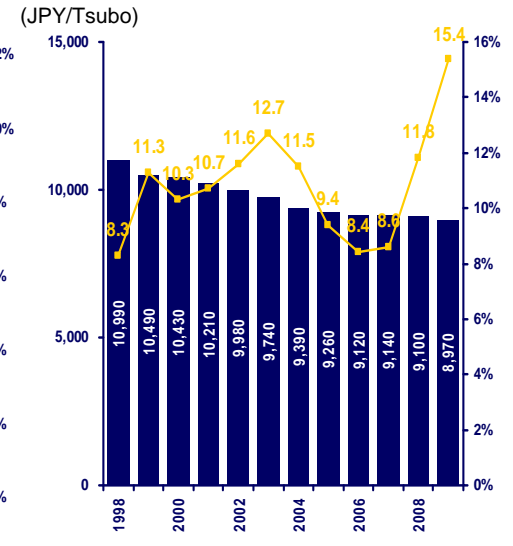
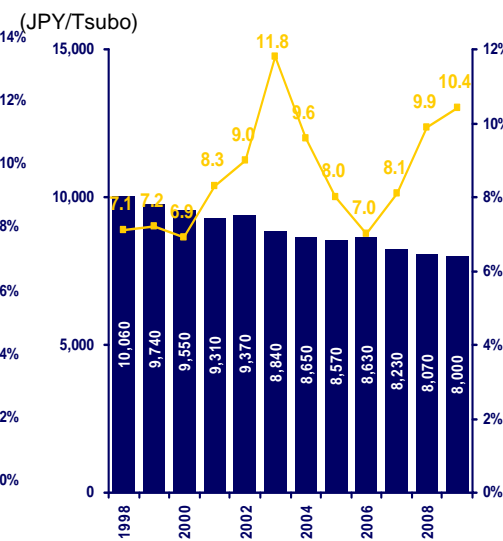
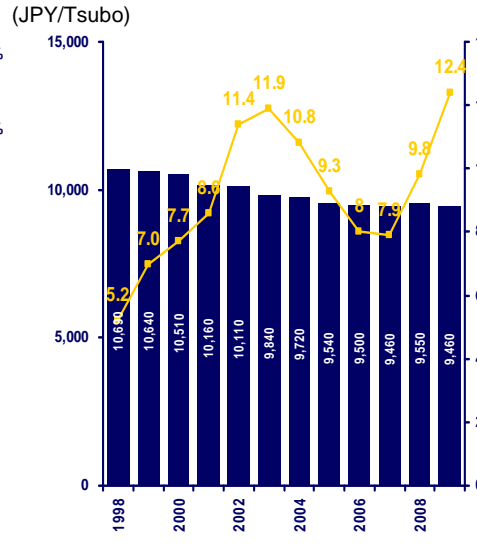
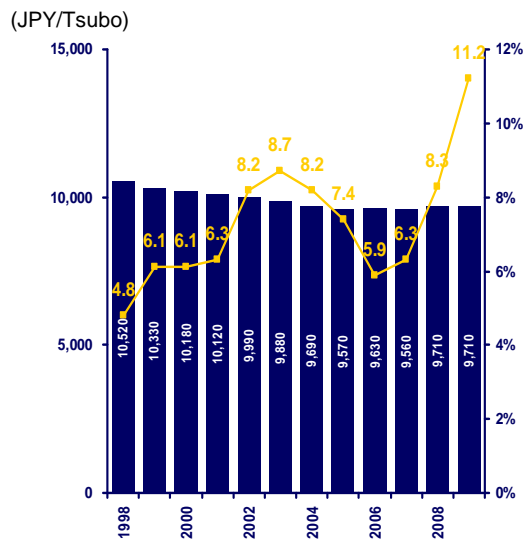


Nagoya City

Fukuoka City

Sapporo City

Sendai City



Source: Office Market Report (CB Richard Ellis)

■ Advertised Rents ■ Vacancy Rate

(Note) Annual rents are for the months from January to December every year. Vacancy rates are those for each December from 1996 to 2008 and for June in 2009.

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