



Japan Prime Realty Investment Corporation  
**16th Fiscal Period Results**  
(July 1, 2009 – December 31, 2009)

**February 16, 2010**

**Japan Prime Realty Investment Corporation (JPR)**

Tokyo Stock Exchange (Code 8955)

Board of Directors Meeting: February 16, 2010

Payment of Distribution: March 10, 2010 (planned)

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## Performance (July 1, 2009 – December 31, 2009)

### (1) Business Results

(Amounts less than a million yen discarded)

(Millions of yen, yen for per unit information / Percentage change from previous fiscal period)

	Operating Revenues	% Change	Operating Income	% Change	Ordinary Income	% Change
<b>Dec. 31, 2009</b>	<b>11,493</b>	<b>(19.8)%</b>	<b>5,827</b>	<b>(11.3)%</b>	<b>4,333</b>	<b>(22.2)%</b>
June 30, 2009	14,330	28.3%	6,568	19.8%	5,572	25.7%

(Yen)

	Net Income	% Change	EPU	Net Income/NAV	Ordinary Income/Total Assets	Ordinary Income/Operating Revenues
<b>Dec. 31, 2009</b>	<b>4,332</b>	<b>85.8%</b>	<b>6,932</b>	<b>2.7%</b>	<b>1.3%</b>	<b>37.7%</b>
June 30, 2009	2,331	(47.4)%	3,731	1.5%	1.7%	38.9%

Notes: 1. EPU is calculated based on the average number of investment units during the term

Fiscal period ended Dec. 31, 2009: 625,000 units

Fiscal period ended June 30, 2009: 625,000 units

2. Changes in accounting standards: No

3. Net income/NAV and Ordinary Income/Total Assets are calculated based on the average of unitholders' equity (NAV) and Total Assets as of the beginning and end of the period

### (2) Cash Distributions

(Millions of yen, yen for DPU)

	DPU	Distribution Amount	Exceeding Profit Distribution Per Unit	Exceeding Profit Distribution Amount	Dividend Payout Ratio	Distribution/NAV
<b>Dec. 31, 2009</b>	<b>6,933</b>	<b>4,333</b>	<b>0</b>	<b>0</b>	<b>100.0%</b>	<b>2.7%</b>
June 30, 2009	3,731	2,331	0	0	99.9%	1.5%

Note: Dividend payout ratio is rounded to the nearest tenth.

### (3) Financial Position

(Millions of yen, yen for NAV per unit)

	Total Assets	NAV	NAV Ratio	NAV Per Unit
<b>Dec. 31, 2009</b>	<b>332,380</b>	<b>161,058</b>	<b>48.5%</b>	<b>257,693</b>
June 30, 2009	329,163	159,057	48.3%	254,492

Reference: Net Assets

Fiscal period ended Dec. 31, 2009: 161,058 millions of yen

Fiscal period ended June 30, 2009: 159,057 millions of yen

### (4) Cash Flows

(Millions of yen)

	Cash Flows from Operating Activities	Cash Flows from Investing Activities	Cash Flows from Financing Activities	Cash and Cash Equivalents at end of period
<b>Dec. 31, 2009</b>	<b>7,274</b>	<b>(12,307)</b>	<b>(1,690)</b>	<b>28,279</b>
June 30, 2009	15,042	(31,151)	16,544	35,003

## Forecasts for 17th Fiscal Period Ending June 30, 2010

(Millions of yen, yen for DPU and exceeding profit distribution per unit)

	Operating Revenues	Net Operating Profits	Ordinary Income	Net Income	DPU (excluding exceeding profit distribution per unit)	Exceeding Profit Distribution Per Unit
<b>17th Fiscal Period Ending Jun. 30, 2010</b>	<b>12,109</b>	<b>6,216</b>	<b>4,720</b>	<b>4,719</b>	<b>6,600</b>	—

Reference: Estimated EPU for the fiscal period: 6,600 yen

The above-mentioned forecasts are based on “Assumptions for the 17th Fiscal Period Forecast (January 1, 2010 – June 30, 2010)” as below. The aforementioned forecasts are based on assumptions and information available to management as of February 16, 2010. As a result, actual operating revenues, net operating profits, ordinary income, net income, distribution per unit and exceeding profit distribution per unit will be subject to changes in market conditions. Accordingly, the forecasts are not a guarantee of any cash distribution amounts.

### Assumptions for the 17th Fiscal Period Forecast (January 1, 2010 – July 31, 2010)

Item	Assumptions
Period	17th fiscal period: January 1, 2010 to June 30, 2010 (investment period: 181 days)
Property Portfolio	<ul style="list-style-type: none"> <li>• In addition to the 54 properties held as of February 16, 2010, JPR assumes that it will acquire the JPR Sendagaya Bldg. in May 2010 (planned) and that it will sell the JPR Nagoya Sakae Bldg. by March 31, 2010 (planned). Furthermore, the assumed average occupancy rate at end of month is 95.8%.</li> <li>• In practice, these assumptions may vary due to such events as the acquisition of additional properties or the sale of existing properties.</li> </ul>
Operating Revenues	<ul style="list-style-type: none"> <li>• Operating revenues are calculated in consideration of the market environment, competitiveness of properties, tenant conditions, etc. based on the effective lease agreements as of the end of the 16th fiscal period.</li> <li>• It is assumed that there are no delinquencies and defaults in rent payments by tenants.</li> <li>• Profit from the sale of the JPR Nagoya Sakae Bldg. is assumed to be 352 million yen.</li> <li>• Profit from the sale of parts of the site for JPR Jingumae 432 is assumed to be 105 million yen.</li> </ul>
Operating Expenses	<ul style="list-style-type: none"> <li>• Out of real estate rental expenses, which account for a major part of operating expenses, outsourcing expenses other than depreciation is calculated based on information as of the 16th fiscal period and by reflecting the variation elements of expenses based on the past results. Outsourcing expenses is assumed to be 496 million yen.</li> <li>• Property taxes and city planning taxes indicate the volume to be paid during the period out of the levied volume and is assumed to be 963 million yen. Concerning the Tokyo Tatemono Kyobashi Bldg., which JPR acquired after January 1, 2010, and the JPR Sendagaya Bldg., which JPR plans to acquire, the property taxes and city planning taxes levied on these properties for the initial year of acquisition have been included in acquisition costs, and no operating expenses have been incurred for these. (However, property taxes and city planning taxes to be levied on the owners of the properties as of January 1, 2011 will be appropriated as operating expenses for fiscal periods ending June 2011 and after.)</li> </ul>

Operating Expenses	<ul style="list-style-type: none"> <li>• Repair and maintenance costs forecast to be required during the period is allocated as expenses. However, since there is the possibility that costs for repairs and maintenances will occur due to issues that are difficult to predict such as damage to the building and since it is generally an expense that varies greatly by year and do not occur periodically and other factors, it may vary greatly from the assumed expenses for repairs and maintenances for the period.</li> <li>• Depreciation, including accompanying expenses and future additional capital expenditures, are calculated utilizing the straight-line method and is assumed to be 1,874 million yen.</li> </ul>
Non Operating Expenses	<ul style="list-style-type: none"> <li>• Interest expenses, interest expenses on investment corporation bonds and borrowing expenses, which account for a major part of non-operating expenses, are assumed to be 1,482 million yen.</li> <li>• JPR assumes 47 million yen as one-time expenses accompanying the additional issuance of new investment units.</li> </ul>
Interest-Bearing Debt Ratio	<ul style="list-style-type: none"> <li>• As of February 16, the interest-bearing debt is 150,872 million yen (short-term debt: 16,252 million yen; current portion of long-term debt: 11,716 million yen; long-term debt: 85,404 million yen; and investment corporation bonds: 37,500 million yen) and interest-bearing debt ratio stands at 47.0%.</li> <li>• JPR assumes that it will obtain capital through the additional issuance of new investment units scheduled for February 2010 and through the third-party allotment in the secondary offering (over-allotment option) scheduled for March 2010, and that it will gain proceeds from the sale of the JPR Nagoya Sakae Bldg. JPR intends to apply these funds to the acquisition of the Tokyo Tatemono Kyobashi Bldg. as well as to the repayment of borrowings.</li> <li>• JPR plans to procure funds through borrowings to acquire the JPR Sendagaya Bldg. in May 2010.</li> <li>• Due to the above, the interest-bearing debt ratio is expected to be 46.1% at the end of the fiscal period ending June 2010.</li> <li>• There is no arrival of repayment or redemption other than the above interest-bearing debt.</li> </ul> <p>The following formula is used in calculating the interest-bearing debt ratio in this table.</p> $\text{Interest-bearing debt ratio} = \frac{\text{Interest-bearing debt}}{\text{Interest-bearing debt} + \text{Unitholders' capital}} * 100$
Total Units Outstanding	<ul style="list-style-type: none"> <li>• Forecast units outstanding as of June 30, 2010 are 715,000 units. This is based on the 625,000 units outstanding as of December 31, 2009, plus the 82,000 units as an additional issuance of new investment units in February 2010 and the 8,000 units (maximum) for the third-party allotment in the secondary offering (over-allotment option) in March 2010.</li> </ul>
Distribution Per Unit	<ul style="list-style-type: none"> <li>• Distribution per unit is based on the assumption that distributions will comply with the monetary distribution policy stipulated in JPR's Articles of Incorporation.</li> <li>• There is the possibility that the distribution per unit may vary due to various factors including variation of rental revenue due to transfer of assets under management and tenants moving out, and unpredicted repairs and maintenance.</li> </ul>
Exceeding Profit Distribution Per Unit	<ul style="list-style-type: none"> <li>• Distribution exceeding the profit (exceeding profit distribution per unit) is currently not assumed.</li> </ul>
Others	<ul style="list-style-type: none"> <li>• It is assumed that there will be no changes in legislation, taxation, accounting standards, regulations applying to publicly listed companies, rules and requirements imposed by the Investment Trusts Association Japan, that will impact the aforementioned forecasts.</li> <li>• It is also assumed that there will be no unexpected material changes in general economic and real estate market conditions.</li> </ul>

# Financial Statements

## Balance Sheets (Jun. 30, 2009 and Dec. 31, 2009)

('000 Yen)

Item	End of 15th Period (Jun. 30, 2009)	End of 16th Period (Dec. 31, 2009)	% Change
<b>Assets</b>			
<b>Current assets</b>			
Cash and deposits	20,987,712	13,972,954	
Cash and deposits in trust	14,015,752	14,306,729	
Operating accounts receivable	198,512	168,177	
Prepaid expenses	184,233	190,316	
Deferred tax assets	92	29	
Consumption taxes receivable	357,367	—	
Other	173,712	6,164	
<b>Total current assets</b>	<b>35,917,383</b>	<b>28,644,372</b>	(20.2)
<b>Noncurrent assets</b>			
Property, plant and equipment			
Buildings	45,628,942	46,691,236	
Accumulated depreciation	-3,354,991	-4,068,032	
Buildings, net	42,273,950	42,623,203	
Buildings in trust	72,018,462	72,920,852	
Accumulated depreciation	-14,114,110	-15,174,017	
Buildings in trust, net	57,904,351	57,746,834	
Structures	28,482	30,181	
Accumulated depreciation	-3,143	-4,026	
Structures, net	25,339	26,155	
Structures in trust	86,714	89,443	
Accumulated depreciation	-24,316	-27,373	
Structures in trust, net	62,398	62,070	
Machinery and equipment	506,001	537,435	
Accumulated depreciation	-142,903	-165,585	
Machinery and equipment, net	363,098	371,850	
Machinery and equipment in trust	1,301,822	1,304,524	
Accumulated depreciation	-707,751	-749,755	
Machinery and equipment in trust, net	594,070	554,769	
Tools, furniture and fixtures	26,809	34,079	
Accumulated depreciation	-9,328	-11,368	
Tools, furniture and fixtures, net	17,481	22,710	
Tools, furniture and fixtures in trust	86,735	97,559	
Accumulated depreciation	-38,702	-45,167	
Tools, furniture and fixtures in trust,	48,033	52,392	
Land	80,501,678	83,009,500	
Land in trust	109,229,828	117,058,000	
Construction in progress	46,301	22,377	
<b>Total property, plant and equipment</b>	<b>291,066,531</b>	<b>301,549,865</b>	3.6
Intangible assets			
Leasehold right	1,542,818	1,542,818	
Other	4,854	5,111	
<b>Total intangible assets</b>	<b>1,547,673</b>	<b>1,547,929</b>	0.0
Investments and other assets			
Lease and guarantee deposits	49,000	49,000	
Long-term prepaid expenses	472,336	491,015	
<b>Total investments and other assets</b>	<b>521,336</b>	<b>540,015</b>	
<b>Total noncurrent assets</b>	<b>293,135,541</b>	<b>303,637,811</b>	3.6
<b>Deferred assets</b>			
Investment corporation bond issuance costs	110,596	97,848	
<b>Total deferred assets</b>	<b>110,596</b>	<b>97,848</b>	(11.5)
<b>Total assets</b>	<b>329,163,520</b>	<b>332,380,032</b>	1.0

## Balance Sheets (Jun. 30, 2009 and Dec. 31, 2009)

('000 Yen)

Item	End of 15th Period (Jun. 30, 2009)	End of 16th Period (Dec. 31, 2009)	% Change
<b>Liabilities</b>			
<b>Current liabilities</b>			
Operating accounts payable	1,511,945	<b>1,107,794</b>	
Short-term loans payable	16,152,000	<b>16,252,000</b>	
Current portion of long-term loans payable	716,000	<b>6,716,000</b>	
Current portion of investment corporation	17,000,000	<b>7,000,000</b>	
Accounts payable-other	623,163	<b>548,051</b>	
Accrued expenses	277,368	<b>394,952</b>	
Income taxes payable	658	<b>624</b>	
Accrued consumption taxes	—	<b>312,246</b>	
Advances received	1,166,950	<b>1,416,980</b>	
<b>Total current liabilities</b>	<b>37,448,086</b>	<b>33,748,648</b>	(9.9)
<b>Noncurrent liabilities</b>			
Investment corporation bond	37,500,000	<b>37,500,000</b>	
Long-term loans payable	78,862,000	<b>83,404,000</b>	
Tenant leasehold and security deposits	6,028,254	<b>6,009,582</b>	
Tenant leasehold and security deposits in	10,267,498	<b>10,659,132</b>	
<b>Total noncurrent liabilities</b>	<b>132,657,752</b>	<b>137,572,715</b>	3.7
<b>Total liabilities</b>	<b>170,105,838</b>	<b>171,321,364</b>	0.7
<b>Net assets</b>			
<b>Unitholders' equity</b>			
Unitholders' capital	156,725,438	<b>156,725,438</b>	
Surplus			
Unappropriated retained earnings	2,332,243	<b>4,333,229</b>	
Total surplus	2,332,243	<b>4,333,229</b>	46.2
<b>Total unitholders' equity</b>	<b>159,057,682</b>	<b>161,058,667</b>	1.3
<b>Total net assets</b>	<b>159,057,682</b>	<b>161,058,667</b>	1.3
<b>Total liabilities and net assets</b>	<b>329,163,520</b>	<b>332,380,032</b>	1.0

## Statements of Income and Retained Earnings

(Jan. 1, 2009 – Jun. 30, 2009 and Jul. 1, 2009 – Dec. 31, 2009)

	('000 Yen)		
Item	15th Fiscal Period (Jan. 1, 2009 – Jun. 30, 2009)	16th Fiscal Period (Jul. 1, 2009 – Dec. 31, 2009)	% Change
<b>Operating revenue</b>			
Rent revenue-real estate	11,030,526	<b>11,493,470</b>	
Gain on sales of real estate properties	3,300,033	—	
<b>Total operating revenue</b>	14,330,560	<b>11,493,470</b>	(19.8)
<b>Operating expenses</b>			
Expenses related to rent business	4,961,198	<b>5,010,746</b>	
Loss on sales of real estate properties	2,154,094	—	
Loss on sales of investment securities	38,651	—	
Asset management fee	345,480	<b>416,127</b>	
Administrative service and asset custody fees	66,520	<b>67,754</b>	
Directors' compensations	6,600	<b>6,600</b>	
Trust fees	69,434	<b>48,244</b>	
Other operating expenses	120,087	<b>116,423</b>	
<b>Total operating expenses</b>	7,762,068	<b>5,665,896</b>	(27.0)
<b>Operating income</b>	6,568,491	<b>5,827,573</b>	(11.3)
<b>Non-operating income</b>			
Interest income	24,164	<b>6,846</b>	
Income on settlement of management association accounts	40,816	—	
Other	6,205	<b>11,204</b>	
<b>Total non-operating income</b>	71,186	<b>18,050</b>	(74.6)
<b>Non-operating expenses</b>			
Interest expenses	550,706	<b>957,607</b>	
Borrowing expenses	26,200	<b>74,221</b>	
Interest expenses on investment corporation bonds	473,593	<b>462,820</b>	
Amortization of investment corporation bond issuance costs	12,540	<b>12,748</b>	
Other	4,256	<b>4,542</b>	
<b>Total non-operating expenses</b>	1,067,297	<b>1,511,938</b>	41.7
<b>Ordinary income</b>	5,572,380	<b>4,333,685</b>	(22.2)
<b>Extraordinary income</b>			
<b>Extraordinary loss</b>			
Loss on cancellation of contracts	3,239,449	—	
<b>Total extraordinary losses</b>	3,239,449	—	
<b>Income before income taxes</b>	2,332,930	<b>4,333,685</b>	85.8
<b>Income taxes-current</b>	1,038	<b>762</b>	
<b>Income taxes-deferred</b>	(18)	<b>62</b>	
<b>Total income taxes</b>	1,019	<b>825</b>	(19.0)
<b>Net income</b>	2,331,911	<b>4,332,860</b>	85.8
<b>Retained earnings brought forward</b>	332	<b>368</b>	10.8
<b>Unappropriated retained earnings (undisposed loss)</b>	2,332,243	<b>4,333,229</b>	85.8



## Statements of Changed in Net Assets

(Jan. 1, 2009 – Jun. 30, 2009 and Jul. 1, 2009 – Dec. 31, 2009)

(‘000 Yen)

	15th Fiscal Period (Jan. 1, 2009 – Jun. 30, 2009)	16th Fiscal Period (Jul. 1, 2009 – Dec. 31, 2009)
<b>Unitholders' equity</b>		
<b>Unitholders' capital</b>		
Balance at the end of previous period	156,725,438	<b>156,725,438</b>
Changes of items during the period		
Total changes of items during the period	—	—
Balance at the end of current period	156,725,438	<b>156,725,438</b>
<b>Surplus</b>		
Unappropriated retained earnings (undisposed loss)		
Balance at the end of previous period	4,432,832	<b>2,332,243</b>
Changes of items during the period		
Distributions from surplus	-4,432,500	<b>-2,331,875</b>
Net income	2,331,911	<b>4,332,860</b>
Total changes of items during the period	-2,100,588	<b>2,000,985</b>
Balance at the end of current period	2,332,243	<b>4,333,229</b>
Total surplus		
Balance at the end of previous period	4,432,832	<b>2,332,243</b>
Changes of items during the period		
Total changes of items during the period	-2,100,588	<b>2,000,985</b>
Balance at the end of current period	2,332,243	<b>4,333,229</b>
<b>Total unitholders' equity</b>		
Balance at the end of previous period	161,158,271	<b>159,057,682</b>
Changes of items during the period		
Total changes of items during the period	-2,100,588	<b>2,000,985</b>
Balance at the end of current period	159,057,682	<b>161,058,667</b>
<b>Total net assets</b>		
Balance at the end of previous period	161,158,271	<b>159,057,682</b>
Changes of items during the period		
Total changes of items during the period	-2,100,588	<b>2,000,985</b>
<b>Balance at the end of current period</b>	<b>159,057,682</b>	<b>161,058,667</b>

## Statements of Cash Flows

(Jan. 1, 2009 – Jun. 30, 2009 and Jul. 1, 2009 – Dec. 31, 2009)

Item	('000 Yen)	
	15th Fiscal Period (Jan. 1, 2009 – Jun. 30, 2009)	16th Fiscal Period (Jul. 1, 2009 – Dec. 31, 2009)
<b>Net cash provided by (used in) operating activities</b>		
Income before income taxes	2,332,930	4,333,685
Depreciation and amortization	1,796,620	1,850,874
Amortization of investment corporation bond issuance costs	12,540	12,748
Interest income	(24,164)	(6,846)
Interest expenses	1,024,299	1,420,427
Decrease (increase) in operating accounts receivable	(25,769)	30,335
Decrease (increase) in consumption taxes refund receivable	(357,367)	357,367
Decrease (increase) in prepaid expenses	(19,748)	(6,083)
Increase (decrease) in operating accounts payable	30,486	(115,192)
Increase (decrease) in accounts payable-other	10,302	23,046
Increase (decrease) in accrued consumption taxes	(164,797)	312,246
Increase (decrease) in advances received	6,629	250,029
Decrease in property, plant and equipment	504,550	—
Decrease in property, plant and equipment in trust	11,246,034	—
Decrease in investment securities	344,651	—
Other, net	(675,595)	105,522
Subtotal	16,041,605	8,568,160
Interest income received	24,164	6,846
Interest expenses paid	(1,023,844)	(1,302,843)
Income taxes (paid) refund	639	2,425
Net cash provided by (used in) operating activities	15,042,565	7,274,589
<b>Net cash provided by (used in) investing activities</b>		
Purchase of property, plant and equipment	(31,751,199)	(3,590,282)
Purchase of property, plant and equipment in trust	(410,147)	(9,032,089)
Purchase of intangible assets	(314)	(1,052)
Payments for lease and guarantee deposits	(32,000)	—
Repayments of tenant leasehold and security deposits	(83,457)	(114,984)
Proceeds from tenant leasehold and security deposits	1,679,365	78,769
Repayments of tenant leasehold and security deposits in trust	(806,563)	(292,145)
Proceeds from tenant leasehold and security deposits in trust	252,889	643,841
Net cash provided by (used in) investing activities	(31,151,426)	(12,307,943)
<b>Net cash provided by (used in) financing activities</b>		
Increase in short-term loans payable	5,280,000	16,252,000
Decrease in short-term loans payable	(6,300,000)	(16,152,000)
Proceeds from long-term loans payable	22,020,000	10,900,000
Repayment of long-term loans payable	(25,000)	(358,000)
Redemption of investment corporation bonds	—	(10,000,000)
Dividends paid	(4,430,264)	(2,332,426)
Net cash provided by (used in) financing activities	16,544,735	(1,690,426)
<b>Net changes in cash and cash equivalents</b>	435,874	(6,723,781)
<b>Cash and cash equivalents at beginning of period</b>	34,567,590	35,003,464
<b>Cash and cash equivalents at end of period</b>	35,003,464	28,279,683

## Notes to Financial Statements

### < Change in Accounting Policies >

There are no important changes in accounting policies for this fiscal period.

## Subsequent Events

### <Issue of New Investment Units through Public Offering>

Payment in connection with new investment units, the issue and pricing of which were approved were approved at the board of Directors meeting held on January 21, 2010 and February 1, 2010, respectively, and was completed on February 8, 2010, terms and conditions briefly as below. As a result, unitholders' capital totaled 170,040,762,600 yen, while the number of investment units and outstanding was 707,000 units as of February 8, 2010.

Total number of units to be offered: 82,000 units

Issue price (offer price): 168,101 yen per unit

Total amount of issue price (offer price): 13,784,282,000 yen

Amount to be paid in (purchase price): 162,382 yen

Gross proceeds (purchase price): 13,315,324,000 yen

Payment date: February 8, 2010

Starting date of computation for cash distribution: January 1, 2010

### <Issue of New Investment Units through Third-Party Allotment>

JPR resolved to undertake a secondary offering (over-allotment option) by way of third-party allotment at Board of Directors meeting held on January 21, 2010 and February 1, 2010, brief details as follows. JPR also proved the granting of an option (the "Greenshoe Option") by way of third-party allotment to Mizuho Securities Co., Ltd. The greenshoe option may be exercised by no later than March 5, 2010.

Number of units to be offered: 8,000 units (maximum)

Amount to be paid in (purchase price): 162,382 yen

Gross proceeds (purchase price): 1,299,056,000 yen (maximum)

Third-party allottee: Mizuho Securities Co., Ltd.

Payment date: March 12, 2010

Starting date of computation for cash distribution: January 1, 2010

### <Sale of Property>

As of January 21, 2010, JPR decided to sell the following property in accordance with JPR's investment policy stipulated in its regulations.

Sales price excludes settlement amount equivalent to property tax and city planning tax, consumption

tax and other expenses.

Details of the buyer have not been disclosed at the request of the buyer.

### **JPR Nagoya Sakae Bldg.**

- 1) Asset type: Real estate
- 2) Sale price: 4,937 million yen
- 3) Contract date: To be concluded by March 6, 2010 (planned)
- 4) Delivery date: To be concluded by March 31, 2010 (planned) after conclusion of purchase and sale agreement
- 5) Impact on profit and loss: JPR plans to record gain on sale of property in amount of approximately 352 million yen in capital as operating revenues during the 17th fiscal period (January 1, 2010 – June 30, 2010)

(Note) The property includes parking lot on separate site

## **Reference**

### **Details of Corporate Credit Ratings as of Dec. 31, 2009**

Ratings Agency	Corporate Credit Rating (Outlook)
Rating and Investment Information, Inc.	AA- (Stable)
Moody's Investors Service, Inc.	A2 (Negative)
Standard & Poor's Rating Services	A (Stable)

## Real Estate Portfolio (as of December 31, 2009)

Area	Type	Property Name	Location	Acquired	Acquisition Price (yen in millions)	% of Total	Appraisal Value (yen in millions)
Tokyo CBDs	Office	Kanematsu Bldg.	Chuo-ku, Tokyo	Dec. 2001	16,276	5.2	12,300
		Kanematsu Bldg. Annex	Chuo-ku, Tokyo	Dec. 2001	2,874	0.9	2,330
		JPR Ningyo-cho Bldg.	Chuo-ku, Tokyo	Nov. 2001	2,100	0.7	2,540
		Shin-Kojimachi Bldg.	Chiyoda-ku, Tokyo	Nov. 2001	1,670	0.5	2,055
		2nd period additional acquisition		Nov. 2002	550	0.2	880
		6th period additional acquisition		Nov. 2004	200	0.1	305
		JPR Crest Takebashi Bldg.	Chiyoda-ku, Tokyo	Jun. 2002	4,000	1.3	3,640
		MS Shibaura Bldg.	Minato-ku, Tokyo	Mar. 2003	11,200	3.6	14,700
		Gotanda First Bldg.	Shinagawa-ku, Tokyo	Jul. 2003	2,920	0.9	2,850
		Fukuoka Bldg.	Chuo-ku, Tokyo	Oct. 2003	1,800	0.6	2,125
		7th period additional acquisition		Apr. 2005	1,120	0.4	1,115
		JPR Ichigaya Bldg.	Chiyoda-ku, Tokyo	May 2004	5,100	1.6	5,100
		Oval Court Ohsaki Mark West	Shinagawa-ku, Tokyo	Jun. 2004	3,500	1.1	4,320
		Shinjuku Square Tower	Shinjuku-ku, Tokyo	Jul. 2004	10,000	3.2	9,660
		14th period additional acquisition		Sep. 2008	180	0.1	135
		BYGS Shinjuku Bldg.	Shinjuku-ku, Tokyo	Nov. 2004	2,900	3.8	10,900
				Apr. 2005	8,921		
		Across Shinkawa Bldg. Annex	Chuo-ku, Tokyo	Nov. 2004	710	0.2	965
		Shinjuku Center Bldg.	Shinjuku-ku, Tokyo	Mar. 2008	21,000	6.8	13,700
		Minami Azabu Bldg.	Minato-ku, Tokyo	Jul. 2008	3,760	1.2	3,000
	Shinagawa Canal Bldg.	Minato-ku, Tokyo	Dec. 2008	1,870	0.6	1,640	
	Rokubancho Bldg.	Chiyoda-ku, Tokyo	Dec. 2009	2,800	0.9	3,010	
	Ryoshin Harajuku Bldg.	Shibuya-ku, Tokyo	Dec. 2009	8,400	2.7	8,480	
	Retail	JPR Shibuya Tower Records Bldg.	Shibuya-ku, Tokyo	Jun. 2003	12,000	3.9	12,600
		JPR Daikanyama	Shibuya-ku, Tokyo	Oct. 2004	2,160	0.7	1,310
		JPR Jingumae 432	Shibuya-ku, Tokyo	Mar. 2006	4,460	1.4	4,200
		Shinjuku Sanchoe East Bldg.	Shinjuku-ku, Tokyo	Mar. 2007	540	0.9	2,350
				Apr. 2008	2,200		
Yurakucho Ekimae Bldg. (Yurakucho Itocia)		Chiyoda-ku, Tokyo	Aug. 2008	3,400	1.1	2,660	
<b>Subtotal</b>					<b>138,611</b>	<b>44.6</b>	<b>128,870</b>
Greater Tokyo	Office	Arca East	Sumida-ku, Tokyo	Nov. 2001	5,880	1.9	5,900
		JPR Chiba Bldg.	Chiba, Chiba	Dec. 2001	2,350	0.8	1,620
		JPR Yokohama Nihon Odori Bldg.	Yokohama, Kanagawa	Nov. 2001	2,927	0.9	2,470
		Shinyokohama 2nd Center Bldg.	Yokohama, Kanagawa	Sep. 2002	920	0.3	925
		Kawaguchi Center Bldg.	Kawaguchi, Saitama	Feb. 2004	8,100	2.6	9,520
		JPR Ueno East Bldg.	Taito-ku, Tokyo	Mar. 2004	3,250	1.0	5,190
		Tachikawa Business Center Bldg.	Tachikawa, Tokyo	Sep. 2005	888	0.3	1,230
		11th period additional acquisition		Feb. 2007	2,300	0.7	2,160
		Rise Arena Bldg.	Toshima-ku, Tokyo	Mar. 2007	5,831	1.9	6,020
		Yume-ooka Office Tower	Yokohama, Kanagawa	Jul. 2007	6,510	2.1	5,640
	Olinas Tower	Sumida-ku, Tokyo	Jun. 2009	31,300	10.1	31,500	
	Retail	Tanashi ASTA	Nishitokyo, Tokyo	Nov. 2001	10,200	3.3	12,200
		Cupo-la Main Bldg.	Kawaguchi, Saitama	Mar. 2006	2,100	0.7	2,480
		JPR Musashikosugi Bldg.	Kawasaki, Kanagawa	Sep. 2006	7,260	2.3	5,940
		Musashiurawa Shopping Square	Saitama, Saitama	Mar. 2007	4,335	1.4	3,890
		Kawasaki Dice Bldg.	Kawasaki, Kanagawa	Apr. 2007	15,080	4.9	14,664
<b>Subtotal</b>					<b>109,231</b>	<b>35.2</b>	<b>111,349</b>
Other Cities	Office	Niigata Ekinan Center Bldg.	Niigata, Niigata	Nov. 2001	2,140	0.7	2,090
		Tokyo Tatemono Honmachi Bldg.	Osaka, Osaka	Nov. 2001	4,150	1.3	3,660
		JPR Hakata Bldg.	Fukuoka, Fukuoka	Nov. 2001	2,900	0.9	2,970
		JPR Naha Bldg.	Naha, Okinawa	Nov. 2001	1,560	0.5	1,600
		Sompo Japan Sendai Bldg.	Sendai, Miyagi	Jun. 2002	3,150	1.0	3,460
		Sompo Japan Wakayama Bldg.	Wakayama, Wakayama	Jun. 2002	1,670	0.5	1,820
		Tenjin 121 Bldg.	Fukuoka, Fukuoka	Jun. 2002	2,810	0.9	2,590
		JPR Nagoya Sakae Bldg.	Nagoya, Aichi	Sep. 2003	4,550	1.5	5,000
		JPR Dojima Bldg.	Osaka, Osaka	Jan. 2004	2,140	0.7	2,450
		JPR Hakata-chuo Bldg.	Fukuoka, Fukuoka	Jun. 2004	1,920	0.6	1,830
	Mitsubishi UFJ Lease & Finance Nagoya Head Office Bldg.	Nagoya, Aichi	Mar. 2005	4,137	1.3	3,420	
	Retail	JPR Umeda Loft Bldg.	Osaka, Osaka	May 2003	8,000	4.2	15,100
				Jul. 2003	5,000		
		Benetton Shinsaibashi Bldg.	Osaka, Osaka	May 2005	5,430	1.7	4,590
Housing Design Center Kobe		Kobe, Hyogo	Sep. 2005	7,220	2.3	6,540	
JPR Chayamachi Bldg.	Osaka, Osaka	Aug. 2006	6,000	1.9	4,640		
<b>Subtotal</b>					<b>62,777</b>	<b>20.2</b>	<b>61,760</b>
<b>Total</b>					<b>310,619</b>	<b>100.0</b>	<b>301,979</b>

## Real Estate Portfolio (as of December 31, 2009)

Area	Type	Property Name	Leasable Area (㎡)	Leased Area (㎡)	Number of Tenants	Occupancy Ratio (%)	Rental Revenue (yen in thousands)	% of Total	
Tokyo CBDs	Office	Kanematsu Bldg.	7,976.30	6,771.23	7	84.9	459,969	4.0	
		Kanematsu Bldg. Annex	2,291.13	2,291.13	1	100.0	98,353	0.9	
		JPR Ningyo-cho Bldg.	2,791.88	2,791.88	4	100.0	106,580	0.9	
		Shin-Kojimachi Bldg.	2,105.44	1,980.49	10	94.1	82,269	0.7	
		2nd period additional acquisition	901.36	901.36		100.0	32,103	0.3	
		6th period additional acquisition	312.53	312.53		100.0	12,969	0.1	
		JPR Crest Takebashi Bldg.	3,265.34	2,912.20	8	89.2	119,388	1.0	
		MS Shibaura Bldg.	14,385.84	14,240.39	8	99.0	580,532	5.1	
		Gotanda First Bldg.	4,243.58	4,243.58	2	100.0	137,042	1.2	
		Fukuoka Bldg.	1,250.06	1,250.06	1	100.0	87,356	0.8	
		7th period additional acquisition	687.34	687.34		100.0	38,973	0.3	
		JPR Ichigaya Bldg.	4,212.25	3,489.83	7	82.8	162,667	1.4	
		Oval Court Ohsaki Mark West	4,088.44	4,088.44	3	100.0	182,138	1.6	
		Shinjuku Square Tower	10,982.03	8,885.91	20	80.9	247,138	2.2	
		14th period additional acquisition	168.74	136.54		80.9	3,797	0.0	
		BYCS Shinjuku Bldg.	11,350.62	10,685.59	22	94.1	466,698	4.1	
		Across Shinkawa Bldg. Annex	1,253.39	1,053.17	3	84.0	44,792	0.4	
		Shinjuku Center Bldg.	8,041.63	6,846.10	19	85.1	510,410	4.4	
		Minami Azabu Bldg. *	3,405.73	3,405.73	1	100.0			
		Shinagawa Canal Bldg.	1,700.57	1,384.84	3	81.4	36,755	0.3	
	Rokubancho Bldg. *	2,488.36	2,488.36	1	100.0				
	Ryoshin Harajuku Bldg.	4,760.13	4,760.13	8	100.0	9,843	0.1		
	Retail	JPR Shibuya Tower Records Bldg.	8,076.85	8,076.85	1	100.0	345,576	3.0	
		JPR Daikanyama	651.29	651.29	4	100.0	41,822	0.4	
		JPR Jingumae 432	1,027.33	1,027.33	5	100.0	88,581	0.8	
		Shinjuku Sanchoe East Bldg.	2,347.81	2,347.81	1	100.0	78,306	0.7	
		Yurakucho Ekimae Bldg. * (Yurakucho Itocia)	1,101.92	1,101.92	1	100.0			
	Greater Tokyo	Office	Arca East	7,022.76	7,022.76	6	100.0	259,457	2.3
			JPR Chiba Bldg.	5,568.35	4,380.22	28	78.7	118,287	1.0
			JPR Yokohama Nihon Odori Bldg.	6,066.53	5,901.37	12	97.3	135,056	1.2
			Shinyokohama 2nd Center Bldg.	2,641.19	2,369.78	11	89.7	69,412	0.6
			Kawaguchi Center Bldg.	15,461.98	14,999.03	38	97.0	473,357	4.1
JPR Ueno East Bldg.			6,467.59	6,097.00	7	94.3	206,812	1.8	
Tachikawa Business Center Bldg.			1,747.13	1,747.13	18	100.0	62,153	0.5	
11th period additional acquisition			2,980.90	2,425.05		81.4	83,977	0.7	
Rise Arena Bldg.			6,023.39	6,023.39	1	100.0	242,751	2.1	
Yume-ooka Office Tower			12,011.07	10,367.87	31	86.3	320,643	2.8	
Olinas Tower			23,987.40	23,987.40	12	100.0	1,178,783	10.3	
Greater Tokyo	Retail	Tanashi ASTA	31,121.71	31,121.71	1	100.0	596,400	5.2	
		Cupo-la Main Bldg. *	5,963.00	5,963.00	1	100.0			
		JPR Musashikosugi Bldg. *	19,740.95	19,740.95	1	100.0			
		Musashiurawa Shopping Square	14,960.69	14,960.69	3	100.0	129,061	1.1	
		Kawasaki Dice Bldg.	13,089.96	12,981.11	20	99.2	478,422	4.2	
Other Cities	Office	Niigata Ekinan Center Bldg.	5,326.89	5,326.89	10	100.0	133,216	1.2	
		Tokyo Tatemono Honmachi Bldg.	7,210.25	7,116.17	9	98.7	247,626	2.2	
		JPR Hakata Bldg.	6,581.15	6,356.62	27	96.6	160,079	1.4	
		JPR Naha Bldg.	3,946.98	3,703.23	17	93.8	105,108	0.9	
		Sompo Japan Sendai Bldg.	7,141.65	6,762.15	14	94.7	201,173	1.8	
		Sompo Japan Wakayama Bldg.	4,874.91	4,874.91	17	100.0	123,169	1.1	
		Tenjin 121 Bldg.	3,281.12	3,001.38	12	91.5	122,218	1.1	
		JPR Nagoya Sakae Bldg.	5,461.90	4,657.44	17	85.3	223,563	1.9	
		JPR Dojima Bldg.	3,930.21	3,663.39	7	93.2	113,168	1.0	
		JPR Hakata-chuo Bldg.	3,331.78	2,913.89	5	87.5	87,554	0.8	
	Mitsubishi UFJ Lease & Finance Nagoya Head Office Bldg.	7,123.07	7,123.07	1	100.0	189,817	1.7		
	Retail	JPR Umeda Lofi Bldg.	18,586.97	18,586.97	1	100.0	402,423	3.5	
		Benetton Shinsaibashi Bldg. *	5,303.98	5,303.98	1	100.0			
		Housing Design Center Kobe *	35,444.13	35,444.13	1	100.0			
JPR Chayamachi Bldg.		2,484.39	2,484.39	7	100.0	141,970	1.2		
<b>Total</b>			<b>400,751.87</b>	<b>386,219.10</b>	<b>476</b>	<b>96.4</b>	<b>11,493,470</b>	<b>100.0</b>	

\*Note : Buildings leased to a single tenant. JPR was unable to obtain tenants' approval to the disclosure of rental information.

## Disclaimer

This document contains a translation of selected information described in the Financial Report (*Kessan Tanshin*) dated February 16, 2010 and prepared under the timely disclosure requirements of the Tokyo Stock Exchange, as well as the Financial Statements and Performance Information Report written pursuant to the Investment Trust Law of Japan and the Financial Instruments and Exchange Law, for the period from July 1, 2009 to December 31, 2009 of Japan Prime Realty Investment Corporation (JPR).

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