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For Translation purpose only

For Immediate Release

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**Notice Concerning Execution of a Purchase Agreement in Connection with the
Acquisition of the Benetton Shinsaibashi Building**

Japan Prime Realty Investment Corporation (JPR) today announced its decision to acquire the Benetton Shinsaibashi Building, as detailed in brief below. The scheduled purchase date is May 31, 2005.

Details

1. Reason for Acquisition

The acquisition of the Benetton Shinsaibashi Building is in accordance with JPR's fundamental investment policies to acquire new commercial facilities in an effort to enhance and stabilize its investment portfolio.

2. Acquisition Details

- | | |
|-----------------------------|---|
| 1. Type of Acquisition | Real Estate |
| 2. Property Name | Benetton Shinsaibashi Building |
| 3. Acquisition Price | ¥5,430 million
(excluding acquisition costs and consumption tax) |
| 4. Contract Date | March 29, 2005 |
| 5. Planned Acquisition Date | May 31, 2005 |
| 6. Seller | Individual |
| 7. Funding | Debt funding and cash on hand (Planned) |

(Note) Following execution of the purchase agreement, the Company will consider the option to establish a trust in connection with the property and subsequent acquisition of a beneficiary interest.

3. Details of Property for Planned Acquisition

Location	Registered	Land	4-15-1, Minami-senba, chuo-ku, Osaka-shi, Osaka	
		Bldg.	4-15-5, Minami-senba, chuo-ku, Osaka-shi, Osaka	
	Residential	4-2-11, Minami-senba, chuo-ku, Osaka-shi, Osaka		
Access		Two minutes on foot from Shinsaibashi Station, Midosuji and Nagahori Tsurumiryokuchi Lines, Osaka City Subway		
Use		Retail and office space		
Type of Ownership		Land: Full ownership Bldg.: Full ownership		
Site Area		Land	Total site area	609.31m ²
		Bldg.	Gross floor area	5,153.26m ²
Type of Structure		S B2/10F		
Completion Date		February 12, 2003		
Architecture and Design		Kajima Corporation		
Construction		Kajima Corporation		
Building Specifications	Rentable floor space	403.13m		
	Ceiling Height	2,700 mm		
	Air Conditioning System	Separate system on each floor		
	Type of flooring	OA flooring (100mm)		
Appraisal	Appraiser	IKOMA CB Richard Ellis		
	Appraisal Value	¥4,940 million		
	Appraisal Date	April 1, 2005		
Probable Maximum Loss		<p>9.6% based on earthquake risk assessment report prepared by the Shinozuka Research Institute.</p> <p>PML (Probable Maximum Loss) refers to the expected maximum loss ratio caused by earthquakes. There are two types of PML: PML for respective buildings and PML for property portfolios. Although there is no precise unified definition of PML, PML refers to the percentage of expected damages caused by a maximum-level earthquake that happened during an assumed period for the economic life of a building, to procurement cost for restoring the expected damages. The expected period for economic life of a building is 50 years, which is the useful life of a standard building. The expected maximum-level earthquake here means an earthquake that happens once every 50 years with 10% probability. This means that this level of an earthquake statistically happens once every 475 years.</p>		
Collateral		The Building is currently mortgaged. ³⁾		
Number of Tenants		1		
Tenant		Benetton Japan Co., Ltd. ⁴⁾		
Total Leasable Floor Space		5,893.00m ²		
Total Leased Floor Space		5,893.00m ²		
Occupancy Rate on Planned Acquisition Date		100%		
Forecast Net Operating Income (Yield)		¥219 million (Annualized) (4.0%)		
Special Considerations		None		
<p>Notes: 1) The number of tenants, total leasable floor space, total leased floor space, and occupancy rate on scheduled acquisition date are projections as of the scheduled acquisition date of May 31, 2005.</p> <p>2) The figure for Net Operating Income above is based on forecast income for a full year after eliminating special factors applicable to the period in which the property was acquired, and so is not a forecast for the current fiscal period. The following assumptions are made:</p> <ul style="list-style-type: none"> - Occupancy rate of 100% - The amount of property and other taxes will be the same as that in the fiscal year ending December 31, 2004. <p>3) A mortgage is provided over the building as collateral for the repayment obligation of construction development funds payable to Benetton Japan Co., Ltd. After acquiring the building, JPR plans to assume the aforementioned obligation.</p> <p>4) Benetton Japan Co., Ltd. subleases a portion of its leased space to third parties.</p>				

4. Location of Subject Property

In addition to featuring large department stores such as Daimaru, Sogo (under renovation: scheduled to reopen in fall 2005), OPA, and Parco, the Shinsaibashi area boasts a number of brand shops along Midosuji-dori and Nagahori-dori. Furthermore, the subject property won the Osaka Governor's Award at the 50th Osaka Architectural Contest, and is highly acclaimed as a well-sought-after property based on its prime location and eye-catching exterior.

5. Lease Agreement

The entire property is leased to Benetton Japan Co., Ltd. (master lease). Benetton Japan Co., Ltd. subleases a portion of the property. The contents of the lease are briefly as follows:

Tenant Name	Benetton Japan Co., Ltd.
Total Leased Floor Space	5,893.00m ²
Lease Term	30 years from February 15, 2003

6. Seller Profile

The seller in this case is an individual. A profile has been omitted at the seller's request.

7. Outlook

The impact on business results from the acquisition of the Benetton Shinsaibashi Building is expected to be minimal. Operating forecasts for JPR's seventh fiscal period, the six months ending June 30, 2005 remain unchanged.

[Attachments]

1. Real estate portfolio after property acquisition
2. Photograph of the Benetton Shinsaibashi Building

Attachment 1

Real estate portfolio after property acquisition

Area	Type	Property Name	Location	Acquired	Acquisition Price (yen in millions)	% of Total
Tokyo CBDs	Office	Kanematsu Bldg.	Chuo-ku, Tokyo	Dec. 2001	16,276	8.2%
	Office	Kanematsu Bldg. Annex	Chuo-ku, Tokyo	Dec. 2001	2,874	1.4%
	Office	JPR Ningyo-cho Bldg.	Chuo-ku, Tokyo	Nov. 2001	2,100	1.1%
	Office	Shin-Kojimachi Bldg.	Chiyoda-ku, Tokyo	Nov. 2001 Nov. 2002 Nov. 2004	2,420	1.2%
	Office	JPR Crest Takebashi Bldg.	Chiyoda-ku, Tokyo	Jun. 2002	4,000	2.0%
	Office	MS Shibaura Bldg.	Minato-ku, Tokyo	Mar. 2003	11,200	5.6%
	Office	Gotanda First Bldg.	Shinagawa-ku, Tokyo	Jul. 2003	2,920	1.5%
	Office	Fukuoka Bldg.	Chuo-ku, Tokyo	Oct. 2003	1,800	0.9%
	Office	JPR Ichigaya Bldg.	Chiyoda-ku, Tokyo	May 2004	5,100	2.6%
	Office	Oval Court Ohsaki Mark West	Shinagawa-ku, Tokyo	Jun. 2004	3,500	1.8%
	Office	Shinjuku Square Tower	Shinjuku-ku, Tokyo	Jul. 2004	10,000	5.0%
	Office	BYGS Shinjuku Bldg.	Shinjuku-ku, Tokyo	Nov. 2004 Apr. 2005 (Planned)	11,821	6.0%
	Office	Across Shinkawa Bldg. Annex	Chuo-ku, Tokyo	Nov. 2004	710	0.4%
	Retail	JPR Shibuya Tower Records Bldg.	Shibuya-ku, Tokyo	Jun. 2003	12,000	6.0%
	Retail	SS Daikanyama	Shibuya-ku, Tokyo	Oct. 2004	2,160	1.1%
Subtotal					88,881	44.7%
Greater Tokyo	Office	Arca East	Sumida-ku, Tokyo	Nov. 2001	5,880	3.0%
	Office	JPR Chiba Bldg.	Chiba, Chiba	Dec. 2001	2,350	1.2%
	Office	JPR Yokohama Nihon Odori Bldg.	Yokohama, Kanagawa	Nov. 2001	2,927	1.5%
	Office	Shinyokohama 2nd Center Bldg.	Yokohama, Kanagawa	Sep. 2002	920	0.5%
	Office	Kawaguchi Center Bldg.	Kawaguchi, Saitama	Feb. 2004	8,100	4.1%
	Office	JPR Ueno East Bldg.	Taito-ku, Tokyo	Mar. 2004	3,250	1.6%
	Retail	Tanashi ASTA	Nishitokyo, Tokyo	Nov. 2001	10,200	5.1%
	Retail	Tsurumi fuga 1	Yokohama, Kanagawa	Nov. 2001	3,040	1.5%
	Retail	The Cupo-la Main Building (1-1 Kawaguchi Redevelopment Project)	Kawaguchi, Saitama	Mar. 2006 (Planned)	2,100	1.1%
	Subtotal					38,767

Area	Type	Property Name	Location	Acquired	Acquisition Price (yen in millions)	% of Total
Other Cities	Office	Niigata Ekinan Center Bldg.	Niigata, Niigata	Nov. 2001	2,140	1.1%
	Office	Meiji Yasuda Life Osaka Umeda Bldg.	Osaka, Osaka	Dec. 2001	8,300	4.2%
	Office	Tokyo Tatemono Honmachi Bldg.	Osaka, Osaka	Nov. 2001	4,150	2.1%
	Office	JPR Takamatsu Bldg.	Takamatsu, Kagawa	Dec. 2001	2,130	1.1%
	Office	JPR Hakata Bldg.	Fukuoka, Fukuoka	Nov. 2001	2,900	1.5%
	Office	JPR Naha Bldg.	Naha, Okinawa	Nov. 2001	1,560	0.8%
	Office	North 33 Bldg.	Sapporo, Hokkaido	Jun. 2002	3,700	1.9%
	Office	Park East Sapporo	Sapporo, Hokkaido	Jun. 2002	2,150	1.1%
	Office	Sompo Japan Sendai Bldg.	Sendai, Miyagi	Jun. 2002	3,150	1.6%
	Office	Sompo Japan Wakayama Bldg.	Wakayama, Wakayama	Jun. 2002	1,670	0.8%
	Office	Tenjin 121 Bldg.	Fukuoka, Fukuoka	Jun. 2002	2,810	1.4%
	Office	SK Hiroshima Bldg.	Hiroshima, Hiroshima	Oct. 2002	947	0.5%
	Office	JPR Nagoya Sakae Bldg.	Nagoya, Aichi	Sep. 2003	4,550	2.3%
	Office	Dojima F Bldg.	Osaka, Osaka	Jan. 2004	2,140	1.1%
	Office	Semba Fukuoka Bldg.	Fukuoka, Fukuoka	Jun. 2004	1,920	1.0%
	Office	UFJ Central Leasing Head Office Bldg.	Nagoya, Aichi	Mar. 2005	4,137	2.1%
	Retail	JPR Umeda Loft Bldg.	Osaka, Osaka	May 2003 Jul. 2003	13,000	6.5%
	Retail	Strasse Ichibancho	Sendai, Miyagi	Feb. 2005	4,200	2.1%
	Retail	Benetton Shinsaibashi Bldg.	Osaka, Osaka	May 2005 (Planned)	5,430	2.7%
	Subtotal					70,984
Total					198,632	100.0%

Notes:

1. The “Acquisition Price” is the amount identified in the purchase agreement and does not include acquisition costs and consumption tax.
2. Percentages are rounded to the nearest first decimal place.
3. JPR contracted to purchase a parcel of the Cupo-la Main Building (1-1 Kawaguchi Redevelopment Project) on November 25, 2004. The planned acquisition date, however, is in March 2006.

Attachment 2

Photograph of the Benetton Shinsaibashi Building

