



Japan Prime Realty Investment Corporation  
**19th Fiscal Period Results**  
(January 1, 2011 – June 30, 2011)

**August 12, 2011**

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

Tokyo Stock Exchange (Code 8955)

Board of Directors Meeting: August 12, 2011

Payment of Distribution: September 9, 2011 (planned)

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## Performance (January 1, 2011 – June 30, 2011)

### (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>June 30, 2011</b>	<b>11,529</b>	<b>(2.9)%</b>	<b>5,603</b>	<b>(4.8)%</b>	<b>4,075</b>	<b>0.9%</b>
Dec. 31, 2010	11,870	(3.6)%	5,886	(9.2)%	4,039	(18.6)%

(Yen)

	Net Income	% Change	EPU	Net Income/NAV	Ordinary Income/Total Assets	Ordinary Income/Operating Revenues
<b>June 30, 2011</b>	<b>4,010</b>	<b>(0.7)%</b>	<b>5,609</b>	<b>2.3%</b>	<b>1.1%</b>	<b>35.3%</b>
Dec. 31, 2010	4,039	(18.6)%	5,649	2.3%	1.1%	34.0%

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

Fiscal period ended June 30, 2011: 715,000 units

Fiscal period ended Dec. 31, 2010: 715,000 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>June 30, 2011</b>	<b>5,611</b>	<b>4,011</b>	<b>0</b>	<b>0</b>	<b>100.0%</b>	<b>2.3%</b>
Dec. 31, 2010	5,680	4,061	0	0	100.5%	2.3%

Notes: 1. Dividend payout ratio is rounded to the nearest tenth.

2. With regard to the cash distributions for the 18th fiscal period, JPR decided to distribute part of the retained earnings brought forward that had been internally reserved through the 17th fiscal period. As a result, the cash distribution per unit came to 5,680 yen.

3. With regard to the cash distributions for the 19th fiscal period, JPR decided to distribute part of the retained earnings brought forward that had been internally reserved through the 18th fiscal period. This was conducted with the aim of having the profit distributions deducted as expenses based on application of the special provision on taxation of investment corporations (Article 67-15 of the Act on Special Measures Concerning Taxation) and in order to minimize the burden to unitholders incurred by accrual of corporate income tax, etc. As a result, the cash distribution per unit came to 5,611 yen.

### (3) Financial Position

(Millions of yen, yen for NAV per unit)

	Total Assets	NAV	NAV Ratio	NAV Per Unit
<b>June 30, 2011</b>	<b>360,004</b>	<b>175,452</b>	<b>48.7%</b>	<b>245,387</b>
Dec. 31, 2010	360,904	175,502	48.6%	245,458

Reference: Net Assets

Fiscal period ended June 30, 2011: 175,452 millions of yen

Fiscal period ended Dec. 31, 2010: 175,502 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>June 30, 2011</b>	<b>6,125</b>	<b>(498)</b>	<b>(5,200)</b>	<b>28,451</b>
Dec. 31, 2010	6,246	(10,354)	(2,197)	28,024

## Forecasts for 20th Fiscal Period Ending December 31, 2011

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

	Operating Revenues	Operating Income	Ordinary Income	Net Income	DPU (excluding exceeding profit distribution per unit)	Exceeding Profit Distribution Per Unit
<b>20th Fiscal Period Ending Dec. 31, 2011</b>	<b>11,694</b>	<b>5,641</b>	<b>4,076</b>	<b>4,075</b>	<b>5,700</b>	—

Reference: Estimated EPU for the fiscal period: 5,700 yen

The above-mentioned forecasts are based on “Assumptions for the 20th Fiscal Period Forecast (July 1, 2011 – Dec. 31, 2011)” as below. The aforementioned forecasts are based on assumptions and information available to management as of August 12, 2011.

As a result, actual operating revenues, operating income, 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 20th Fiscal Period Forecast (July 1, 2011 – Dec. 31, 2011)

Item	Assumptions
Period	20th fiscal period: July 1, 2011 to December 31, 2011 (investment period: 184 days)
Property Portfolio	<ul style="list-style-type: none"> <li>• The number of properties held by JPR as of August 12, 2011 is assumed to be 56 properties. Furthermore, the assumed average occupancy rate at end of month is 94.4%.</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 19th fiscal period.</li> <li>• It is assumed that there are no delinquencies and defaults in rent payments by tenants.</li> <li>• Gain and loss on sales of real estate properties is not assumed.</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 19th fiscal period and by reflecting the variation elements of expenses based on the past results. Outsourcing expenses are assumed to be 514 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 1,061 million yen. Moreover, in general practice property tax and city planning tax levied on properties acquired are settled after prorating for the period with the previous owner at the time of acquisition, but JPR includes the amount equivalent to such settlement in the acquisition costs for the property.</li> <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 suddenly 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> </ul>

	<ul style="list-style-type: none"> <li>• Depreciation, including accompanying expenses and future additional capital expenditures are calculated utilizing the straight line method and is assumed to be 1,830 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 1,526 million yen.</li> </ul>
Interest-Bearing Debt Ratio	<ul style="list-style-type: none"> <li>• As of August 12, 2011, the interest-bearing loans payable is 160,363 million yen (short-term debt: 10,000 million yen; current portion of long-term debt: 22,016 million yen; long-term debt: 80,847 million yen; current portion of investment corporation bonds: 14,000 million yen; and investment corporation bonds: 33,500 million yen) and interest-bearing debt ratio stands at 48.3%.</li> <li>• It is assumed that all borrowings whose repayment will arrive during the fiscal period ending December 31, 2011 will be refinanced, except for scheduled payment of 358 million yen. The interest-bearing debt ratio is expected to be 48.3% at the end of the fiscal period ending December 2011.</li> <li>• The following formula is used in calculating the interest-bearing debt ratio in this table.  <math display="block">\text{Interest-bearing debt ratio} = \frac{\text{Interest-bearing debt}}{\text{Interest-bearing debt} + \text{Unitholders' capital}} * 100</math> </li> </ul>
Total Units Outstanding	<ul style="list-style-type: none"> <li>• The 715,000 investments units outstanding as of June 30, 2011 are assumed.</li> </ul>
Distribution Per Unit	<ul style="list-style-type: none"> <li>• As for distribution per unit, it is assumed that all revenues will be distributed based on the distribution methods provided in the 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 (December 31, 2010 and June 30, 2011)

Item	('000 Yen)		% Change
	End of 18th Period (Dec. 31, 2010)	End of 19th Period (June 30, 2011)	
<b>Assets</b>			
<b>Current assets</b>			
Cash and deposits	14,090,256	<b>14,619,039</b>	
Cash and deposits in trust	13,934,140	<b>13,832,244</b>	
Operating accounts receivable	176,154	<b>209,621</b>	
Prepaid expenses	189,512	<b>151,521</b>	
Deferred tax assets	23	<b>11</b>	
Other	6,095	<b>5,354</b>	
<b>Total current assets</b>	<b>28,396,182</b>	<b>28,817,793</b>	1.5
<b>Noncurrent assets</b>			
Property, plant and equipment			
Buildings	49,822,056	<b>50,219,520</b>	
Accumulated depreciation	(5,197,068)	<b>(5,973,016)</b>	
Buildings, net	44,624,987	<b>44,246,504</b>	
Buildings in trust	74,986,011	<b>75,159,186</b>	
Accumulated depreciation	(17,357,507)	<b>(18,417,887)</b>	
Buildings in trust, net	57,628,504	<b>56,741,299</b>	
Structures	33,292	<b>33,292</b>	
Accumulated depreciation	(4,631)	<b>(5,650)</b>	
Structures, net	28,661	<b>27,642</b>	
Structures in trust	105,894	<b>108,762</b>	
Accumulated depreciation	(33,789)	<b>(37,564)</b>	
Structures in trust, net	72,105	<b>71,198</b>	
Machinery and equipment	560,066	<b>561,538</b>	
Accumulated depreciation	(208,192)	<b>(226,351)</b>	
Machinery and equipment, net	351,873	<b>335,187</b>	
Machinery and equipment in trust	1,388,373	<b>1,394,406</b>	
Accumulated depreciation	(838,152)	<b>(881,173)</b>	
Machinery and equipment in trust, net	550,221	<b>513,232</b>	
Tools, furniture and fixtures	36,917	<b>37,236</b>	
Accumulated depreciation	(14,704)	<b>(17,246)</b>	
Tools, furniture and fixtures, net	22,213	<b>19,989</b>	
Tools, furniture and fixtures in trust	103,099	<b>104,414</b>	
Accumulated depreciation	(58,562)	<b>(65,123)</b>	
Tools, furniture and fixtures in trust, net	44,536	<b>39,290</b>	
Land	103,175,872	<b>103,206,385</b>	
Land in trust	120,491,113	<b>120,491,113</b>	
Construction in progress	16,495	<b>44,138</b>	
Construction in progress in trust	1,699	<b>3,605</b>	
<b>Total property, plant and equipment</b>	<b>327,008,283</b>	<b>325,739,586</b>	(0.4)
Intangible assets			
Leasehold right	4,794,109	<b>4,794,109</b>	
Other	4,497	<b>8,405</b>	
<b>Total intangible assets</b>	<b>4,798,607</b>	<b>4,802,514</b>	0.1
Investments and other assets			
Lease and guarantee deposits	49,520	<b>49,520</b>	
Long-term prepaid expenses	501,426	<b>465,803</b>	
<b>Total investments and other assets</b>	<b>550,946</b>	<b>515,323</b>	(6.5)
<b>Total noncurrent assets</b>	<b>332,357,836</b>	<b>331,057,425</b>	(0.4)
<b>Deferred assets</b>			
Investment corporation bond issuance costs	150,562	<b>129,651</b>	
<b>Total deferred assets</b>	<b>150,562</b>	<b>129,651</b>	(13.9)
<b>Total assets</b>	<b>360,904,581</b>	<b>360,004,870</b>	(0.2)

## Balance Sheets (December 31, 2010 and June 30, 2011)

Item	End of 18th Period (Dec. 31, 2010)	End of 19th Period (June 30, 2011)	% Change
('000 Yen)			
<b>Liabilities</b>			
<b>Current liabilities</b>			
Operating accounts payable	1,149,687	<b>1,509,373</b>	
Short-term loans payable	10,000,000	<b>10,000,000</b>	
Current portion of long-term loans payable	24,899,000	<b>21,116,000</b>	
Current portion of investment corporation bonds	8,000,000	<b>5,000,000</b>	
Accounts payable-other	550,017	<b>499,538</b>	
Accrued expenses	332,028	<b>327,241</b>	
Income taxes payable	605	<b>605</b>	
Accrued consumption taxes	157,515	<b>189,967</b>	
Advances received	1,498,924	<b>1,599,028</b>	
Provision for loss on disaster	—	<b>3,093</b>	
Other	35,000	<b>35,000</b>	
<b>Total current liabilities</b>	<b>46,622,779</b>	<b>40,279,847</b>	(13.6)
<b>Noncurrent liabilities</b>			
Investment corporation bonds	42,500,000	<b>42,500,000</b>	
Long-term loans payable	78,505,000	<b>84,147,000</b>	
Tenant leasehold and security deposits	7,428,462	<b>7,342,133</b>	
Tenant leasehold and security deposits in trust	10,345,814	<b>10,283,837</b>	
<b>Total noncurrent liabilities</b>	<b>138,779,277</b>	<b>144,272,970</b>	4.0
<b>Total liabilities</b>	<b>185,402,057</b>	<b>184,552,817</b>	(0.5)
<b>Net assets</b>			
<b>Unitholders' equity</b>			
Unitholders' capital	171,339,818	<b>171,339,818</b>	
Surplus			
Voluntary retained earnings			
Deposits for advanced depreciation	73,946	<b>73,946</b>	
Total voluntary deposits	73,946	<b>73,946</b>	
Unappropriated retained earnings (undisposed loss)	4,088,758	4,038,287	
Total surplus	4,162,705	<b>4,112,234</b>	(1.2)
<b>Total unitholders' equity</b>	<b>175,502,523</b>	<b>175,452,052</b>	(0.0)
<b>Total net assets</b>	<b>175,502,523</b>	<b>175,452,052</b>	(0.0)
<b>Total liabilities and net assets</b>	<b>360,904,581</b>	<b>360,004,870</b>	(0.2)

## Statements of Income and Retained Earnings

(Jul. 1, 2010 – Dec. 31, 2010 and Jan. 1, 2011 – June 30, 2011)

(‘000 Yen)

Item	18th Fiscal Period (July 1, 2010 – Dec. 31, 2010)	19th Fiscal Period (Jan. 1, 2011 – June 30, 2011)	% Change
<b>Operating revenue</b>			
Rent revenue-real estate	11,870,005	<b>11,529,624</b>	
<b>Total operating revenue</b>	11,870,005	<b>11,529,624</b>	(2.9)
<b>Operating expenses</b>			
Expenses related to rent business	5,361,037	<b>5,296,139</b>	
Asset management fee	421,951	<b>415,874</b>	
Administrative service and asset custody fees	71,064	<b>71,074</b>	
Directors' compensations	6,600	<b>6,600</b>	
Trust fees	49,552	<b>49,300</b>	
Other operating expenses	73,413	<b>87,138</b>	
<b>Total operating expenses</b>	5,983,620	<b>5,926,127</b>	(1.0)
<b>Operating income</b>	5,886,384	<b>5,603,496</b>	(4.8)
<b>Non-operating income</b>			
Interest income	6,576	<b>3,998</b>	
Income on settlement of management association accounts	—	<b>42,132</b>	
Other	6,313	<b>5,847</b>	
<b>Total non-operating income</b>	12,889	<b>51,979</b>	303.3
<b>Non-operating expenses</b>			
Interest expenses	1,064,789	<b>981,853</b>	
Borrowing expenses	287,872	<b>105,648</b>	
Interest expenses on investment corporation bonds	478,092	<b>469,446</b>	
Amortization of investment corporation bond issuance costs	21,908	<b>20,911</b>	
Other	6,698	<b>2,148</b>	
<b>Total non-operating expenses</b>	1,859,361	<b>1,580,007</b>	(15.0)
<b>Ordinary income</b>	4,039,912	<b>4,075,468</b>	0.9
<b>Extraordinary loss</b>			
Loss on disaster	—	<b>64,122</b>	
<b>Total extraordinary losses</b>	—	<b>64,122</b>	—
<b>Income before income taxes</b>	4,039,912	<b>4,011,345</b>	(0.7)
<b>Income taxes-current</b>	605	<b>605</b>	
<b>Income taxes-deferred</b>	22	<b>11</b>	
<b>Total income taxes</b>	627	<b>616</b>	(1.8)
<b>Net income</b>	4,039,284	<b>4,010,728</b>	(0.7)
<b>Retained earnings brought forward</b>	49,473	<b>27,558</b>	(44.3)
<b>Unappropriated retained earnings (undisposed loss)</b>	4,088,758	<b>4,038,287</b>	(1.2)

## Statements of Changed in Net Assets

(Jul. 1, 2010 – Dec. 31, 2010 and Jan. 1, 2011 – June 30, 2011)

(‘000 Yen)

	18th Fiscal Period (July 1, 2010 – Dec. 31, 2010)	19th Fiscal Period (Jan. 1, 2011 – June 30, 2011)
<b>Unitholders' equity</b>		
<b>Unitholders' capital</b>		
Balance at the end of previous period	171,339,818	<b>171,339,818</b>
Changes of items during the period		
Total changes of items during the period	—	—
Balance at the end of current period	171,339,818	<b>171,339,818</b>
<b>Surplus</b>		
Voluntary deposits		
Balance at the end of previous period	—	<b>73,946</b>
Changes of items during the period		
Provision of deposits for advanced depreciation	73,946	—
Total change of items during the period	73,946	—
Balance at the end of current period	73,946	<b>73,946</b>
Unappropriated retained earnings (undisposed loss)		
Balance at the end of previous period	4,963,970	<b>4,088,758</b>
Changes of items during the period		
Dividends from surplus	(4,840,550)	<b>(4,061,200)</b>
Provision of deposits for advanced depreciation	(73,946)	—
Net income	4,039,284	<b>4,010,728</b>
Total changes of items during the period	(875,211)	<b>(50,471)</b>
Balance at the end of current period	4,088,758	<b>4,038,287</b>
Total surplus		
Balance at the end of previous period	4,963,970	<b>4,162,705</b>
Changes of items during the period		
Total changes of items during the period	(801,265)	<b>(50,471)</b>
Balance at the end of current period	4,162,705	<b>4,112,234</b>
<b>Total unitholders' equity</b>		
Balance at the end of previous period	176,303,789	<b>175,502,523</b>
Changes of items during the period		
Total changes of items during the period	(801,265)	<b>(50,471)</b>
Balance at the end of current period	175,502,523	<b>175,452,052</b>
<b>Total net assets</b>		
Balance at the end of previous period	176,303,789	<b>175,502,523</b>
Changes of items during the period		
Total changes of items during the period	(801,265)	<b>(50,471)</b>
<b>Balance at the end of current period</b>	<b>175,502,523</b>	<b>175,452,052</b>

**Statements of Cash Flows****(Jul. 1, 2010 – Dec. 31, 2010 and Jan. 1, 2011 – June 30, 2011)**

Item	('000 Yen)	
	18th Fiscal Period (July 1, 2010 – Dec. 31, 2010)	19th Fiscal Period (Jan. 1, 2011 – June 30, 2011)
<b>Net cash provided by (used in) operating activities</b>		
Income before income taxes	4,039,912	<b>4,011,345</b>
Depreciation and amortization	1,929,729	<b>1,912,497</b>
Amortization of investment corporation bond issuance costs	21,908	<b>20,911</b>
Increase (decrease) in provision for loss on disaster	—	<b>3,093</b>
Interest income	(6,576)	<b>(3,998)</b>
Interest expenses	1,542,882	<b>1,451,299</b>
Decrease (increase) in operating accounts receivable	24,002	<b>(33,467)</b>
Decrease (increase) in prepaid expenses	3,481	<b>37,990</b>
Increase (decrease) in operating accounts payable	76,076	<b>102,120</b>
Increase (decrease) in accounts payable-other	(23,119)	<b>(27,962)</b>
Increase (decrease) in accrued consumption taxes	126,498	<b>32,452</b>
Increase (decrease) in advances received	32,997	<b>100,103</b>
Other, net	66,659	<b>(29,080)</b>
Subtotal	7,834,452	<b>7,577,304</b>
Interest income received	6,576	<b>3,998</b>
Interest expenses paid	(1,594,218)	<b>(1,456,087)</b>
Income taxes (paid) refund	(388)	<b>515</b>
Net cash provided by (used in) operating activities	6,246,421	<b>6,125,730</b>
<b>Net cash provided by (used in) investing activities</b>		
Purchase of property, plant and equipment	(10,696,752)	<b>(224,162)</b>
Purchase of property, plant and equipment in trust	(156,846)	<b>(160,979)</b>
Purchase of intangible assets	—	<b>(5,000)</b>
Payments for tenant leasehold and security deposits	(520)	<b>—</b>
Repayments of tenant leasehold and security deposits	(279,071)	<b>(208,068)</b>
Proceeds from tenant leasehold and security deposits	1,305,202	<b>128,448</b>
Repayments of tenant leasehold and security deposits in trust	(852,566)	<b>(225,754)</b>
Proceeds from tenant leasehold and security deposits in trust	326,225	<b>197,310</b>
Net cash provided by (used in) investing activities	(10,354,330)	<b>(498,206)</b>
<b>Net cash provided by (used in) financing activities</b>		
Increase in short-term loans payable	10,000,000	<b>—</b>
Decrease in short-term loans payable	(5,000,000)	<b>—</b>
Proceeds from long-term loans payable	9,000,000	<b>17,000,000</b>
Repayment of long-term loans payable	(11,358,000)	<b>(15,141,000)</b>
Redemption of investment corporation bonds	—	<b>(3,000,000)</b>
Dividends paid	(4,839,107)	<b>(4,059,636)</b>
Net cash provided by (used in) financing activities	(2,197,107)	<b>(5,200,636)</b>
<b>Net changes in cash and cash equivalents</b>	<b>(6,305,017)</b>	<b>426,887</b>
<b>Cash and cash equivalents at beginning of period</b>	<b>34,329,413</b>	<b>28,024,396</b>
<b>Cash and cash equivalents at end of period</b>	<b>28,024,396</b>	<b>28,451,284</b>

## Notes to Financial Statements

### < Change in Accounting Policies >

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

## Subsequent Events

There are no material subsequent events for this fiscal period.

## Reference

### Details of Corporate Credit Ratings as of June 30, 2011

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

**Real Estate Portfolio (as of June 30, 2011)**

Area	Type	Property Name	Location	Acquired	Acquisition Price (yen in millions)	% of Total	Appraisal Value (yen in millions)	% of Total		
Tokyo CBDs	Office	Kanematsu Bldg.	Chuo-ku, Tokyo	Dec. 2001	16,276	4.8	10,200	3.3		
		Kanematsu Bldg. Annex	Chuo-ku, Tokyo	Dec. 2001	2,874	0.8	2,260	0.7		
		JPR Ningyo-cho Bldg.	Chuo-ku, Tokyo	Nov. 2001	2,100	0.6	2,370	0.8		
		Shin-Kojimachi Bldg.	Chiyoda-ku, Tokyo	Nov. 2001	1,670	0.5	1,871	0.6		
				Nov. 2002	550	0.2	801	0.3		
				Nov. 2004	200	0.1	278	0.1		
		JPR Crest Takebashi Bldg.	Chiyoda-ku, Tokyo	Jun. 2002	4,000	1.2	3,450	1.1		
		MS Shibaura Bldg.	Minato-ku, Tokyo	Mar. 2003	11,200	3.3	14,200	4.5		
		Gotanda First Bldg.	Shinagawa-ku, Tokyo	Jul. 2003	2,920	0.9	2,780	0.9		
		Fukuoka Bldg.	Chuo-ku, Tokyo	Oct. 2003	1,800	0.5	2,119	0.7		
				Apr. 2005	1,120	0.3	1,111	0.4		
		JPR Ichigaya Bldg.	Chiyoda-ku, Tokyo	May 2004	5,100	1.5	4,780	1.5		
		Oval Court Ohsaki Mark West	Shinagawa-ku, Tokyo	Jun. 2004	3,500	1.0	4,330	1.4		
		Shinjuku Square Tower	Shinjuku-ku, Tokyo	Jul. 2004	10,000	2.9	8,060	2.6		
				Sep. 2008	180	0.1	111	0.0		
		BYGS Shinjuku Bldg.	Shinjuku-ku, Tokyo	Nov. 2004						
				Apr. 2005 Jul. 2010	15,121	4.4	13,500	4.3		
		Across Shinkawa Bldg. Annex	Chuo-ku, Tokyo	Nov. 2004	710	0.2	829	0.3		
		Shinjuku Center Bldg.	Shinjuku-ku, Tokyo	Mar. 2008	21,000	6.1	13,200	4.2		
		Minami Azabu Bldg.	Minato-ku, Tokyo	Jul. 2008	3,760	1.1	2,890	0.9		
		Shinagawa Canal Bldg.	Minato-ku, Tokyo	Dec. 2008	1,870	0.5	1,740	0.6		
		Rokubancho Bldg.	Chiyoda-ku, Tokyo	Dec. 2009	2,800	0.8	3,040	1.0		
		JPR Harajuku Bldg.	Shibuya-ku, Tokyo	Dec. 2009	8,400	2.5	7,400	2.4		
		Tokyo Tatemono Kyobashi Bldg.	Chuo-ku, Tokyo	Feb. 2010	5,250	1.5	5,110	1.6		
		JPR Nihonbashi-horidome Bldg.	Shibuya-ku, Tokyo	Mar. 2010	5,100	1.5	5,730	1.8		
		JPR Sendagaya Bldg.	Shibuya-ku, Tokyo	May. 2010	15,050	4.4	10,300	3.3		
Retail	Shibuya-ku, Tokyo	JPR Shibuya Tower Records Bldg.	Jun. 2003	12,000	3.5	12,600	4.0			
		JPR Daikanyama	Oct. 2004	2,160	0.6	1,300	0.4			
		JPR Jingumae 432	Mar. 2006	4,275	1.3	3,750	1.2			
		Shinjuku Sanhome East Bldg.	Shinjuku-ku, Tokyo	Mar. 2007	2,740	0.8	2,330	0.7		
				Apr. 2008						
Yurakucho Ekimae Bldg. (Yurakucho Itocia)	Chiyoda-ku, Tokyo	Aug. 2008	3,400	1.0	2,620	0.8				
<b>Subtotal</b>					<b>167,126</b>	<b>48.9</b>	<b>145,060</b>	<b>46.3</b>		
Greater Tokyo	Office	Arca East	Sumida-ku, Tokyo	Nov. 2001	5,880	1.7	5,640	1.8		
		JPR Chiba Bldg.	Chiba, Chiba	Dec. 2001	2,350	0.7	1,550	0.5		
		JPR Yokohama Nihon Odori Bldg.	Yokohama, Kanagawa	Nov. 2001	2,927	0.9	2,450	0.8		
		Shinyokohama 2nd Center Bldg.	Yokohama, Kanagawa	Sep. 2002	920	0.3	790	0.3		
		Kawaguchi Center Bldg.	Kawaguchi, Saitama	Feb. 2004	8,100	2.4	8,080	2.6		
		JPR Ueno East Bldg.	Taito-ku, Tokyo	Mar. 2004	3,250	1.0	4,660	1.5		
				Sep. 2005	888	0.3	1,050	0.3		
		Tachikawa Business Center Bldg.	Tachikawa, Tokyo	Feb. 2007	2,300	0.7	1,830	0.6		
		Rise Arena Bldg.	Toshima-ku, Tokyo	Mar. 2007	5,831	1.7	5,710	1.8		
		Yume-ooka Office Tower	Yokohama, Kanagawa	Jul. 2007	6,510	1.9	5,550	1.8		
		Olinas Tower	Sumida-ku, Tokyo	Jun. 2009	31,300	9.2	32,000	10.2		
		Tokyo Tatemono Yokohama Bldg.	Yokohama, Kanagawa	Dec. 2010	7,000	2.0	7,010	2.2		
		Retail	Kawasaki, Kanagawa	Tanashi ASTA	Nishitokyo, Tokyo	Nov. 2001	10,200	3.0	12,200	3.9
				Cupo-la Main Bldg.	Kawaguchi, Saitama	Mar. 2006	2,100	0.6	2,480	0.8
				JPR Musashikosugi Bldg.	Kawasaki, Kanagawa	Sep. 2006	7,260	2.1	5,940	1.9
				Musashiurawa Shopping Square	Saitama, Saitama	Mar. 2007	4,335	1.3	3,920	1.3
Kawasaki Dice Bldg.	Kawasaki, Kanagawa			Apr. 2007	15,080	4.4	14,664	4.7		
<b>Subtotal</b>					<b>116,231</b>	<b>34.0</b>	<b>115,524</b>	<b>36.9</b>		
Other Cities	Office	Niigata Ekinan Center Bldg.	Niigata, Niigata	Nov. 2001	2,140	0.6	2,090	0.7		
		Tokyo Tatemono Honmachi Bldg.	Osaka, Osaka	Nov. 2001	4,150	1.2	3,170	1.0		
		JPR Hakata Bldg.	Fukuoka, Fukuoka	Nov. 2001	2,900	0.8	2,900	0.9		
		JPR Naha Bldg.	Naha, Okinawa	Nov. 2001	1,560	0.5	1,520	0.5		
		Sompo Japan Sendai Bldg.	Sendai, Miyagi	Jun. 2002	3,150	0.9	3,310	1.1		
		Sompo Japan Wakayama Bldg.	Wakayama, Wakayama	Jun. 2002	1,670	0.5	1,710	0.5		
		Tenjin 121 Bldg.	Fukuoka, Fukuoka	Jun. 2002	2,810	0.8	2,260	0.7		
		JPR Dojima Bldg.	Osaka, Osaka	Jan. 2004	2,140	0.6	2,180	0.7		
		JPR Hakata-chuo Bldg.	Fukuoka, Fukuoka	Jun. 2004	1,920	0.6	1,680	0.5		
		JPR Nagoya Fushimi Bldg.	Nagoya, Aichi	Mar. 2005	4,137	1.2	2,630	0.8		
		Retail	Osaka, Osaka	JPR Umeda Loft Bldg.	Osaka, Osaka	May 2003 Jul. 2003	13,000	3.8	13,900	4.4
				Benetton Shinsaibashi Bldg.	Osaka, Osaka	May 2005	5,430	1.6	4,260	1.4
				Housing Design Center Kobe	Kobe, Hyogo	Sep. 2005	7,220	2.1	6,450	2.1
JPR Chayamachi Bldg.	Osaka, Osaka			Aug. 2006	6,000	1.8	4,630	1.5		
<b>Subtotal</b>					<b>58,227</b>	<b>17.0</b>	<b>52,690</b>	<b>16.8</b>		
<b>Total</b>					<b>341,584</b>	<b>100.0</b>	<b>313,274</b>	<b>100.0</b>		

**Real Estate Portfolio (as of June 30, 2011)**

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.	7,994.02	7,190.65	7	90.0	313,381	2.7
		Kanematsu Bldg. Annex	2,291.13	2,291.13	1	100.0	86,544	0.8
		JPR Ningyo-cho Bldg.	2,796.16	1,666.87	3	59.6	70,366	0.6
		Shin-Kojimachi Bldg.	2,107.58	2,107.58	10	100.0	73,455	0.6
			901.36	607.11		67.4	20,495	0.2
			312.53	312.53		100.0	12,312	0.1
		JPR Crest Takebashi Bldg.	3,265.34	3,100.29	8	94.9	130,972	1.1
		MS Shibaura Bldg.	14,470.72	14,470.72	8	100.0	513,295	4.5
		Gotanda First Bldg.	4,243.58	4,243.58	2	100.0	131,459	1.1
		Fukuoka Bldg.	1,250.06	1,250.06	1	100.0	87,356	0.8
			687.34	687.34		100.0	38,973	0.3
		JPR Ichigaya Bldg.	4,224.96	4,224.96	9	100.0	153,058	1.3
		Oval Court Ohsaki Mark West	4,088.44	4,088.44	3	100.0	187,748	1.6
		Shinjuku Square Tower	10,982.03	9,189.70	21	83.7	218,130	1.9
			168.75	141.20		83.7	3,351	0.0
		BYGS Shinjuku Bldg.	15,202.86	12,934.27	21	85.1	538,412	4.7
		Across Shinkawa Bldg. Annex	1,253.39	1,003.80	3	80.1	43,105	0.4
		Shinjuku Center Bldg.	8,861.34	7,977.18	24	90.0	457,860	4.0
		Minami Azabu Bldg. *	3,405.73	3,405.73	1	100.0		
		Shinagawa Canal Bldg.	1,700.57	1,700.57	4	100.0	67,363	0.6
		Rokubancho Bldg. *	2,488.36	2,488.36	1	100.0		
		JPR Harajuku Bldg.	4,760.13	4,212.16	7	88.5	243,048	2.1
		Tokyo Tatemono Kyobashi Bldg. *	3,499.31	3,499.31	2	100.0		
		JPR Nihonbashi-horidome Bldg.	5,299.86	5,299.86	7	100.0	178,874	1.6
		JPR Sendagaya Bldg.	6,177.74	5,813.42	5	94.1	127,304	1.1
		Retail	JPR Shibuya Tower Records Bldg.	8,076.85	8,076.85	1	100.0	345,576
JPR Daikanyama	651.29		651.29	4	100.0	41,297	0.4	
JPR Jingumae 432	1,027.33		922.21	5	89.8	62,498	0.5	
Shinjuku Sanchoe East Bldg.	2,347.81		2,347.81	1	100.0	74,499	0.6	
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	258,569	2.2
		JPR Chiba Bldg.	5,545.03	4,688.46	30	84.6	114,724	1.0
		JPR Yokohama Nihon Odori Bldg.	6,066.53	5,897.88	13	97.2	126,344	1.1
		Shinyokohama 2nd Center Bldg.	2,642.38	2,258.68	12	85.5	50,639	0.4
		Kawaguchi Center Bldg.	15,461.98	12,700.64	37	82.1	404,174	3.5
		JPR Ueno East Bldg.	6,490.05	4,660.99	5	71.8	168,553	1.5
		Tachikawa Business Center Bldg.	1,747.13	1,747.13	17	100.0	60,543	0.5
			2,983.91	2,868.55		96.1	88,599	0.8
		Rise Arena Bldg.	6,023.39	6,023.39	1	100.0	239,567	2.1
		Yume-ooka Office Tower	12,010.37	10,620.52	34	88.4	315,801	2.7
		Olinas Tower	23,987.40	23,652.51	12	98.6	1,153,362	10.0
		Tokyo Tatemono Yokohama Bldg.	6,494.09	6,494.09	13	100.0	304,889	2.6
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.	13,066.69	12,825.79	19	98.2	472,271	4.1
Other Cities	Office	Niigata Ekinan Center Bldg.	5,326.88	5,288.20	8	99.3	132,562	1.1
		Tokyo Tatemono Honmachi Bldg.	7,162.60	5,587.31	10	78.0	52,737	0.5
		JPR Hakata Bldg.	6,581.15	6,508.85	28	98.9	150,528	1.3
		JPR Naha Bldg.	3,946.41	3,434.54	16	87.0	91,347	0.8
		Sompo Japan Sendai Bldg.	7,128.81	7,128.81	12	100.0	183,486	1.6
		Sompo Japan Wakayama Bldg.	4,874.91	4,717.33	16	96.8	120,168	1.0
		Tenjin 121 Bldg.	3,257.73	2,586.61	12	79.4	91,660	0.8
		JPR Dojima Bldg.	3,930.21	3,499.05	8	89.0	107,630	0.9
		JPR Hakata-chuo Bldg.	3,290.42	3,290.42	5	100.0	78,615	0.7
		JPR Nagoya Fushimi Bldg.	7,086.37	4,721.30	3	66.6	65,472	0.6
	JPR Umeda Loft Bldg.	18,586.97	18,586.97	1	100.0	402,411	3.5	
	Retail	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	145,268	1.3	
<b>Total</b>			<b>421,371.51</b>	<b>398,836.53</b>	<b>493</b>	<b>94.7</b>	<b>11,529,624</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 August 12, 2011 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 January 1, 2011 to June 30, 2011 of Japan Prime Realty Investment Corporation (JPR).

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