JPR

Japan Prime Realty Investment Corporation

20th Fiscal Period Results

(July 1, 2011 – December 31, 2011)

February 29, 2012

Japan Prime Realty Investment Corporation (JPR)
Tokyo Stock Exchange (Code 8955)
Board of Directors Meeting: February 29, 2012
Payment of Distribution: March 16, 2012 (planned)

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Performance (July 1, 2011 –December 31, 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
Dec. 31, 2011	**11,772**	**2.1%**	**5,763**	**2.9%**	**4,201**	**3.1%**
June 30, 2011	11,529	(2.9)%	5,603	(4.8)%	4,075	(0.9)%

(Yen)

	Net Income	% Change	EPU	Net Income/ NAV	Ordinary Income/ Total Assets	Ordinary Income/ Operating Revenues
Dec. 31, 2011	**4,200**	**4.7%**	**5,874**	**2.4%**	**1.2%**	**35.7%**
June 30, 2011	4,010	(0.7)%	5,609	2.3%	1.1%	35.3%

Notes: 1. EPU is calculated based on the average number of investment units during the term
Fiscal period ended Dec. 31, 2011: 715,000 units
Fiscal period ended June 30, 2011: 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
Dec. 31, 2011	**5,876**	**4,201**	**0**	**0**	**100.0%**	**2.4%**
June 30, 2011	5,611	4,011	0	0	100.0%	2.3%

Notes: 1. Dividend payout ratio is rounded to the nearest tenth.
2. With regard to the cash distributions for the 19th and 20th fiscal period, JPR decided to distribute part of the retained earnings brought forward that had been internally reserved through the 18th and 19th 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 for the 19th fiscal period and 5,876 yen for the 20th fiscal period.

(3) Financial Position

(Millions of yen, yen for NAV per unit)

	Total Assets	NAV	NAV Ratio	NAV Per Unit
Dec. 31, 2011	**360,699**	**175,640**	**48.7%**	**245,651**
June 30, 2011	360,004	175,452	48.7%	245,387

Reference: Net Assets
Fiscal period ended Dec. 31, 2011: 175,640 millions of yen
Fiscal period ended June 30, 2011: 175,452 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
Dec. 31, 2011	**6,092**	**(3,934)**	**(3,829)**	**26,780**
June 30, 2011	6,125	(498)	(5,200)	28,451

Forecasts for 21th Fiscal Period Ending June 30, 2012

(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
21th Fiscal Period Ending June 30, 2012	**12,172**	**6,224**	**4,577**	**4,576**	**6,400**	—

Reference: Estimated EPU for the fiscal period: 6,400 yen

The above-mentioned forecasts are based on “Assumptions for the 21th Fiscal Period Forecast (January 1, 2012 – June 30, 2012)” as below. The aforementioned forecasts are based on assumptions and information available to management as of February 29, 2012.

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 21th Fiscal Period Forecast (January 1, 2012 – June 30, 2012)

Item	Assumptions
Period	21th fiscal period: January 1, 2012 to June 30, 2012 (investment period: 182 days)
Property Portfolio	• The number of properties is assumed to be 57 properties JPR owns as of February 29, 2012, plus the acquisition of “Otemachi 1-6 Project (land with leasehold)” (tentative name) scheduled for March 12, 2012. Furthermore, the assumed average occupancy rate at end of month is 94.6%. •In practice, these assumptions may vary due to such events as the acquisition of additional properties or the sale of existing properties.
Operating Revenues	•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 20th fiscal period. •It is assumed that there are no delinquencies and defaults in rent payments by tenants. •Gain and loss on sales of real estate properties is not assumed.
Operating Expenses	•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 20th fiscal period and by reflecting the variation elements of expenses based on the past results. Outsourcing expenses are assumed to be 493 million yen. •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 1,070 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. •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.

	•Depreciation, including accompanying expenses and future additional capital expenditures are calculated utilizing the straight line method and is assumed to be 1,750 million yen.
Non Operating Expenses	•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 1,665 million yen.
Interest-Bearing Debt Ratio	•As of February 29, 2012, the interest-bearing loans payable is 163,005 million yen (short-term debt: 12,400 million yen; current portion of long-term debt: 24,748 million yen; long-term debt: 74,357 million yen; current portion of investment corporation bonds: 9,000 million yen; and investment corporation bonds: 42,500 million yen) and interest-bearing debt ratio stands at 48.8%.
	• It is assumed that JPR will finance the acquisition of "Otemachi 1-6 Project (land with leasehold)" (tentative name), scheduled to be acquired on March 12, 2012, by borrowing funds.
	• It is assumed that all borrowings whose repayment will arrive during the fiscal period ending June. 30, 2012 will be refinanced, except for scheduled payment of 424 million yen. The interest-bearing debt ratio is expected to be 53.8% at the end of the fiscal period ending June 2012.
	•The following formula is used in calculating the interest-bearing debt ratio in this table. Interest-bearing debt ratio = Interest-bearing debt / (Interest-bearing debt + Unitholders' capital) * 100
Total Units Outstanding	• The 715,000 investments units outstanding as of December 31, 2011 are assumed.
Distribution Per Unit	• 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.
	•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.
Exceeding Profit Distribution Per Unit	•Distribution exceeding the profit (exceeding profit distribution per unit) is currently not assumed.
Others	• 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.
	• It is also assumed that there will be no unexpected material changes in general economic and real estate market conditions.

Financial Statements

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

('000 Yen)

Item	End of 19th Period (June 30, 2011)	**End of 20th Period (Dec. 31, 2011)**	% Change
Assets			
Current assets			
Cash and deposits	14,619,039	**13,647,529**	
Cash and deposits in trust	13,832,244	**13,132,684**	
Operating accounts receivable	209,621	**168,364**	
Prepaid expenses	151,521	**218,622**	
Deferred tax assets	11	—	
Other	5,354	**4,594**	
Total current assets	28,817,793	**27,171,795**	(5.7)
Noncurrent assets			
Property, plant and equipment			
Buildings	50,219,520	**50,640,038**	
Accumulated depreciation	(5,973,016)	**(6,749,650)**	
Buildings, net	44,246,504	**43,890,388**	
Buildings in trust	75,159,186	**75,389,949**	
Accumulated depreciation	(18,417,887)	**(19,394,293)**	
Buildings in trust, net	56,741,299	**55,995,656**	
Structures	33,292	**40,334**	
Accumulated depreciation	(5,650)	**(6,726)**	
Structures, net	27,642	**33,608**	
Structures in trust	108,762	**109,241**	
Accumulated depreciation	(37,564)	**(41,402)**	
Structures in trust, net	71,198	**67,839**	
Machinery and equipment	561,538	**572,397**	
Accumulated depreciation	(226,351)	**(244,149)**	
Machinery and equipment, net	335,187	**328,248**	
Machinery and equipment in trust	1,394,406	**1,407,495**	
Accumulated depreciation	(881,173)	**(921,208)**	
Machinery and equipment in trust, net	513,232	**486,287**	
Tools, furniture and fixtures	37,236	**37,912**	
Accumulated depreciation	(17,246)	**(19,653)**	
Tools, furniture and fixtures, net	19,989	**18,259**	
Tools, furniture and fixtures in trust	104,414	**104,732**	
Accumulated depreciation	(65,123)	**(71,072)**	
Tools, furniture and fixtures in trust, net	39,290	**33,660**	
Land	103,206,385	**106,648,291**	
Land in trust	120,491,113	**120,491,113**	
Construction in progress	44,138	**90,914**	
Construction in progress in trust	3,605	—	
Total property, plant and equipment	325,739,586	**328,084,267**	0.7
Intangible assets			
Leasehold right	4,794,109	**4,794,109**	
Other	8,405	**7,146**	
Total intangible assets	4,802,514	**4,801,255**	(0.0)
Investments and other assets			
Lease and guarantee deposits	49,520	**49,520**	
Long-term prepaid expenses	465,803	**422,583**	
Total investments and other assets	515,323	**472,103**	(8.4)
Total noncurrent assets	331,057,425	**333,357,626**	0.7
Deferred assets			
Investment corporation bond issuance costs	129,651	**169,685**	
Total deferred assets	129,651	**169,685**	30.9
Total assets	360,004,870	**360,699,107**	0.2

Balance Sheets (June 30, 2011 and Dec 31, 2011)

('000 Yen)

Item	End of 19th Period (June 30, 2011)	**End of 20th Period (Dec. 31, 2011)**	% Change
Liabilities			
Current liabilities			
Operating accounts payable	1,509,373	**1,445,952**	
Short-term loans payable	10,000,000	**12,400,000**	
Current portion of long-term loans payable	21,116,000	**17,616,000**	
Current portion of investment corporation bonds	5,000,000	**9,000,000**	
Accounts payable-other	499,538	**523,418**	
Accrued expenses	327,241	**337,468**	
Income taxes payable	605	**605**	
Accrued consumption taxes	189,967	**126,906**	
Advances received	1,599,028	**1,759,735**	
Provision for loss on disaster	3,093	—	
Other	35,000	—	
Total current liabilities	40,279,847	**43,210,085**	7.3
Noncurrent liabilities			
Investment corporation bonds	42,500,000	**42,500,000**	
Long-term loans payable	84,147,000	**81,489,000**	
Tenant leasehold and security deposits	7,342,133	**7,711,990**	
Tenant leasehold and security deposits in trust	10,283,837	**10,147,460**	
Total noncurrent liabilities	144,272,970	**141,848,450**	(1.7)
Total liabilities	184,552,817	**185,058,535**	0.3
Net assets			
Unitholders' equity			
Unitholders' capital	171,339,818	**171,339,818**	
Surplus			
Voluntary retained earnings			
Deposits for advanced depreciation	73,946	**73,946**	
Total voluntary deposits	73,946	**73,946**	
Unappropriated retained earnings (undisposed loss)	4,038,287	4,226,806	
Total surplus	4,112,234	**4,300,752**	4.6
Total unitholders' equity	175,452,052	**175,640,571**	0.1
Total net assets	175,452,052	**175,640,571**	0.1
Total liabilities and net assets	360,004,870	**360,699,107**	0.2

Statements of Income and Retained Earnings
(Jan. 1, 2011 – June 30, 2011 and July 1, 2011 – Dec. 31, 2011)

(‘000 Yen)

Item	19th Fiscal Period (Jan. 1, 2011 – June 30, 2011)	**20th Fiscal Period (July 1, 2011 – Dec. 31, 2011)**	% Change
Operating revenue			
Rent revenue-real estate	11,529,624	**11,772,766**	
Total operating revenue	11,529,624	**11,772,766**	2.1
Operating expenses			
Expenses related to rent business	5,296,139	**5,357,207**	
Asset management fee	415,874	**421,613**	
Administrative service and asset custody fees	71,074	**74,659**	
Directors' compensations	6,600	**6,600**	
Trust fees	49,300	**43,737**	
Other operating expenses	87,138	**105,346**	
Total operating expenses	5,926,127	**6,009,163**	1.4
Operating income	5,603,496	**5,763,602**	2.9
Non-operating income			
Interest income	3,998	**2,790**	
Income on settlement of management association accounts	42,132	**5,486**	
Other	5,847	**2,514**	
Total non-operating income	51,979	**10,791**	(79.2)
Non-operating expenses			
Interest expenses	981,853	**944,718**	
Borrowing expenses	105,648	**147,084**	
Interest expenses on investment corporation bonds	469,446	**457,769**	
Amortization of investment corporation bond issuance costs	20,911	**20,139**	
Other	2,148	**3,681**	
Total non-operating expenses	1,580,007	**1,573,392**	(0.4)
Ordinary income	4,075,468	**4,201,000**	3.1
Extraordinary loss			
Loss on disaster	64,122	—	
Total extraordinary losses	64,122	—	—
Income before income taxes	4,011,345	**4,201,000**	4.7
Income taxes-current	605	**605**	
Income taxes-deferred	11	**11**	
Total income taxes	616	**616**	0.0
Net income	4,010,728	**4,200,383**	4.7
Retained earnings brought forward	27,558	**26,422**	(4.1)
Unappropriated retained earnings (undisposed loss)	4,038,287	**4,226,806**	4.7

Statements of Changed in Net Assets
(Jan. 1, 2011 – June 30, 2011 and July 1, 2011 – Dec. 31, 2011)

(‘000 Yen)

	19th Fiscal Period (Jan. 1, 2011 – June 30, 2011)	**20th Fiscal Period (July 1, 2011 – Dec. 31, 2011)**
Unitholders' equity		
Unitholders' capital		
Balance at the end of previous period	171,339,818	**171,339,818**
Changes of items during the period		
Total changes of items during the period	—	—
Balance at the end of current period	171,339,818	**171,339,818**
Surplus		
Voluntary deposits		
Balance at the end of previous period	73,946	**73,946**
Changes of items during the period		
Provision of deposits for advanced depreciation	—	
Total change of items during the period	—	—
Balance at the end of current period	73,946	**73,946**
Unappropriated retained earnings (undisposed loss)		
Balance at the end of previous period	4,088,758	**4,038,287**
Changes of items during the period		
Dividends from surplus	(4,061,200)	**(4,011,865)**
Provision of deposits for advanced depreciation	—	—
Net income	4,010,728	**4,200,383**
Total changes of items during the period	(50,471)	**188,518**
Balance at the end of current period	4,038,287	**4,226,806**
Total surplus		
Balance at the end of previous period	4,162,705	**4,112,234**
Changes of items during the period		
Total changes of items during the period	(50,471)	**188,518**
Balance at the end of current period	4,112,234	**4,300,752**
Total unitholders' equity		
Balance at the end of previous period	175,502,523	**175,452,052**
Changes of items during the period		
Total changes of items during the period	(50,471)	**188,518**
Balance at the end of current period	175,452,052	**175,640,571**
Total net assets		
Balance at the end of previous period	175,502,523	**175,452,052**
Changes of items during the period		
Total changes of items during the period	(50,471)	**188,518**
Balance at the end of current period	175,452,052	**175,640,571**

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

('000 Yen)

Item	19th Fiscal Period (Jan. 1, 2011 – June 30, 2011)	**20th Fiscal Period (July 1, 2011 – Dec. 31, 2011)**
Net cash provided by (used in) operating activities		
Income before income taxes	4,011,345	**4,201,000**
Depreciation and amortization	1,912,497	**1,825,438**
Amortization of investment corporation bond issuance costs	20,911	**20,139**
Increase (decrease) in provision for loss on desaster	3,093	**(3,093)**
Interest income	(3,998)	**(2,790)**
Interest expenses	1,451,299	**1,402,487**
Decrease (increase) in operating accounts receivable	(33,467)	**41,257**
Decrease (increase) in prepaid expenses	37,990	**(67,100)**
Increase (decrease) in operating accounts payable	102,120	**(50,384)**
Increase (decrease) in accounts payable-other	(27,962)	**32,839**
Increase (decrease) in accrued consumption taxes	32,452	**(63,061)**
Increase (decrease) in advances received	100,103	**160,706**
Other, net	(29,080)	**(16,097)**
Subtotal	7,577,304	**7,481,343**
Interest income received	3,998	**2,790**
Interest expenses paid	(1,456,087)	**(1,392,260)**
Income taxes (paid) refund	515	**241**
Net cash provided by (used in) operating activities	6,125,730	**6,092,114**
Net cash provided by (used in) investing activities		
Purchase of property, plant and equipment	(224,162)	**(3,933,256)**
Purchase of property, plant and equipment in trust	(160,979)	**(250,208)**
Purchase of intangible assets	(5,000)	**-**
Payments for tenant leasehold and security deposits	—	**—**
Repayments of tenant leasehold and security deposits	(208,068)	**(40,115)**
Proceeds from tenant leasehold and security deposits	128,448	**410,015**
Repayments of tenant leasehold and security deposits in trust	(225,754)	**(321,835)**
Proceeds from tenant leasehold and security deposits in trust	197,310	**201,244**
Net cash provided by (used in) investing activities	(498,206)	**(3,934,156)**
Net cash provided by (used in) financing activities		
Increase in short-term loans payable	—	**16,800,000**
Decrease in short-term loans payable	—	**(14,400,000)**
Proceeds from long-term loans payable	17,000,000	**8,000,000**
Repayment of long-term loans payable	(15,141,000)	**(14,158,000)**
Proceeds from corporate bonds	—	**8,939,826**
Redemption of investment corporation bonds	(3,000,000)	**(5,000,000)**
Dividends paid	(4,059,636)	**(4,010,855)**
Net cash provided by (used in) financing activities	(5,200,636)	**(3,829,028)**
Net changes in cash and cash equivalents	426,887	**(1,671,070)**
Cash and cash equivalents at beginning of period	28,024,396	**28,451,284**
Cash and cash equivalents at end of period	28,451,284	**26,780,213**

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 Dec. 31, 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 Dec. 31, 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	4.7	10,200	3.2
		Kanematsu Bldg. Annex	Chuo-ku, Tokyo	Dec. 2001	2,874	0.8	2,060	0.7
		JPR Ningyo-cho Bldg.	Chuo-ku, Tokyo	Nov. 2001	2,100	0.6	2,260	0.7
		Shin-Kojimachi Bldg.	Chiyoda-ku, Tokyo	Nov. 2001	1,670	0.5	1,922	0.6
				Nov. 2002	550	0.2	823	0.3
				Nov. 2004	200	0.1	285	0.1
		JPR Crest Takebashi Bldg.	Chiyoda-ku, Tokyo	Jun. 2002	4,000	1.2	3,470	1.1
		MS Shibaura Bldg.	Minato-ku, Tokyo	Mar. 2003	11,200	3.2	13,400	4.3
		Gotanda First Bldg.	Shinagawa-ku, Tokyo	Jul. 2003	2,920	0.8	2,850	0.9
		Fukuoka Bldg.	Chuo-ku, Tokyo	Oct. 2003	1,800	0.5	2,086	0.7
				Apr. 2005	1,120	0.3	1,094	0.3
		JPR Ichigaya Bldg.	Chiyoda-ku, Tokyo	May 2004	5,100	1.5	4,760	1.5
		Oval Court Ohsaki Mark West	Shinagawa-ku, Tokyo	Jun. 2004	3,500	1.0	4,280	1.4
		Shinjuku Square Tower	Shinjuku-ku, Tokyo	Jul. 2004	10,000	2.9	7,690	2.4
				Sep. 2008	180	0.1	106	0.0
		BYGS Shinjuku Bldg.	Shinjuku-ku, Tokyo	Nov. 2004 Apr. 2005 Jul. 2010	15,121	4.4	13,700	4.4
		Across Shinkawa Bldg. Annex	Chuo-ku, Tokyo	Nov. 2004	710	0.2	819	0.3
		Shinjuku Center Bldg.	Shinjuku-ku, Tokyo	Mar. 2008	21,000	6.1	13,300	4.2
		Minami Azabu Bldg.	Minato-ku, Tokyo	Jul. 2008	3,760	1.1	2,730	0.9
		Shinagawa Canal Bldg.	Minato-ku, Tokyo	Dec. 2008	1,870	0.5	1,790	0.6
		Rokubancho Bldg.	Chiyoda-ku, Tokyo	Dec. 2009	2,800	0.8	3,090	1.0
		JPR Harajuku Bldg.	Shibuya-ku, Tokyo	Dec. 2009	8,400	2.4	7,250	2.3
		Tokyo Tatemono Kyobashi Bldg.	Chuo-ku, Tokyo	Feb. 2010	5,250	1.5	5,210	1.7
		JPR Nihonbashi-horidome Bldg.	Shibuya-ku, Tokyo	Mar. 2010	5,100	1.5	5,740	1.8
		JPR Sendagaya Bldg.	Shibuya-ku, Tokyo	May. 2010	15,050	4.4	10,200	3.2
		Ginza Sanwa Bldg.	Chuo-ku, Tokyo	Aug. 2011	3,400	1.0	3,430	1.1
	Retail	JPR Shibuya Tower Records Bldg.	Shibuya-ku, Tokyo	Jun. 2003	12,000	3.5	12,600	4.0
		JPR Daikanyama	Shibuya-ku, Tokyo	Oct. 2004	2,160	0.6	1,280	0.4
		JPR Jingumae 432	Shibuya-ku, Tokyo	Mar. 2006	4,275	1.2	3,750	1.2
		Shinjuku Sanchome East Bldg.	Shinjuku-ku, Tokyo	Mar. 2007 Apr. 2008	2,740	0.8	2,330	0.7
		Yurakucho Ekimae Bldg. (Yurakucho Itocia)	Chiyoda-ku, Tokyo	Aug. 2008	3,400	1.0	2,620	0.8
Subtotal					**170,526**	**49.4**	**147,125**	**46.8**
Greater Tokyo	Office	Arca East	Sumida-ku, Tokyo	Nov. 2001	5,880	1.7	5,890	1.9
		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	0.8	2,460	0.8
		Shinyokohama 2nd Center Bldg.	Yokohama, Kanagawa	Sep. 2002	920	0.3	815	0.3
		Kawaguchi Center Bldg.	Kawaguchi, Saitama	Feb. 2004	8,100	2.3	8,020	2.5
		JPR Ueno East Bldg.	Taito-ku, Tokyo	Mar. 2004	3,250	0.9	4,620	1.5
		Tachikawa Business Center Bldg.	Tachikawa, Tokyo	Sep. 2005	888	0.3	1,050	0.3
				Feb. 2007	2,300	0.7	1,830	0.6
		Rise Arena Bldg.	Toshima-ku, Tokyo	Mar. 2007	5,831	1.7	5,890	1.9
		Yume-ooka Office Tower	Yokohama, Kanagawa	Jul. 2007	6,510	1.9	5,560	1.8
		Olinas Tower	Sumida-ku, Tokyo	Jun. 2009	31,300	9.1	32,300	10.3
		Tokyo Tatemono Yokohama Bldg.	Yokohama, Kanagawa	Dec. 2010	7,000	2.0	6,990	2.2
	Retail	Tanashi ASTA	Nishitokyo, Tokyo	Nov. 2001	10,200	3.0	12,300	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	5,280	1.7
		Musashiurawa Shopping Square	Saitama, Saitama	Mar. 2007	4,335	1.3	3,920	1.2
		Kawasaki Dice Bldg.	Kawasaki, Kanagawa	Apr. 2007	15,080	4.4	14,664	4.7
Subtotal					**116,231**	**33.7**	**115,619**	**36.7**
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	3,210	1.0
		JPR Hakata Bldg.	Fukuoka, Fukuoka	Nov. 2001	2,900	0.8	2,890	0.9
		JPR Naha Bldg.	Naha, Okinawa	Nov. 2001	1,560	0.5	1,460	0.5
		Sompo Japan Sendai Bldg.	Sendai, Miyagi	Jun. 2002	3,150	0.9	3,320	1.1
		Sompo Japan Wakayama Bldg.	Wakayama, Wakayama	Jun. 2002	1,670	0.5	1,670	0.5
		Tenjin 121 Bldg.	Fukuoka, Fukuoka	Jun. 2002	2,810	0.8	2,070	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	1,640	0.5
		JPR Nagoya Fushimi Bldg.	Nagoya, Aichi	Mar. 2005	4,137	1.2	2,660	0.8
	Retail	JPR Umeda Loft Bldg.	Osaka, Osaka	May 2003 Jul. 2003	13,000	3.8	13,500	4.3
		Benetton Shinsaibashi Bldg.	Osaka, Osaka	May 2005	5,430	1.6	4,270	1.4
		Housing Design Center Kobe	Kobe, Hyogo	Sep. 2005	7,220	2.1	6,460	2.1
		JPR Chayamachi Bldg.	Osaka, Osaka	Aug. 2006	6,000	1.7	4,540	1.4
Subtotal					**58,227**	**16.9**	**51,960**	**16.5**
Total					**344,984**	**100.0**	**314,704**	**100.0**

Real Estate Portfolio (as of Dec. 31, 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	7,592.34	8	95.0	360,986	3.1
		Kanematsu Bldg. Annex	2,291.13	2,291.13	1	100.0	85,485	0.7
		JPR Ningyo-cho Bldg.	2,804.56	1,287.64	2	45.9	72,595	0.6
		Shin-Kojimachi Bldg.	2,107.58	2,016.98	9	95.7	77,318	0.7
			901.36	607.11		67.4	20,275	0.2
			312.53	0.00		0.0	12,180	0.1
		JPR Crest Takebashi Bldg.	3,265.34	3,100.29	8	94.9	126,701	1.1
		MS Shibaura Bldg.	14,470.72	13,490.04	7	93.2	518,125	4.4
		Gotanda First Bldg.	4,243.58	4,243.58	2	100.0	135,793	1.2
		Fukuoka Bldg.	1,250.06	1,250.06	1	100.0	87,356	0.7
			687.34	687.34		100.0	33,983	0.3
		JPR Ichigaya Bldg.	4,224.96	4,224.96	9	100.0	170,841	1.5
		Oval Court Ohsaki Mark West	4,088.44	4,088.44	3	100.0	187,256	1.6
		Shinjuku Square Tower	10,982.03	10,880.22	23	99.1	190,741	1.6
			168.75	167.18		99.1	2,930	0.0
		BYGS Shinjuku Bldg.	15,237.87	14,826.53	24	97.3	506,640	4.3
		Across Shinkawa Bldg. Annex	1,253.39	1,253.39	4	100.0	33,390	0.3
		Shinjuku Center Bldg.	8,861.34	7,753.89	22	87.5	470,795	4.0
		Minami Azabu Bldg. *	3,405.73	3,405.73	1	100.0	[redacted]	
		Shinagawa Canal Bldg.	1,700.57	1,700.57	4	100.0	68,100	0.6
		Rokubancho Bldg. *	2,488.36	2,488.36	1	100.0	[redacted]	
		JPR Harajuku Bldg.	4,760.09	4,212.12	7	88.5	223,144	1.9
		Tokyo Tatemono Kyobashi Bldg. *	3,499.31	3,499.31	2	100.0	[redacted]	
		JPR Nihonbashi-horidome Bldg.	5,299.86	5,299.86	7	100.0	198,390	1.7
		JPR Sendagaya Bldg.	6,177.74	5,553.22	5	89.9	268,841	2.3
		Ginza Sanwa Bldg.	1,899.27	1,868.33	8	98.4	74,325	0.6
	Retail	JPR Shibuya Tower Records Bldg.	8,076.85	8,076.85	1	100.0	345,576	2.9
		JPR Daikanyama	651.29	651.29	4	100.0	38,849	0.3
		JPR Jingumae 432	1,027.33	922.21	5	89.8	69,145	0.6
		Shinjuku Sanchome East Bldg.	2,347.81	2,347.81	1	100.0	74,498	0.6
		Yurakucho Ekimae Bldg. * (Yurakucho Itocia)	1,101.92	1,101.92	1	100.0	[redacted]	
Greater Tokyo	Office	Arca East	7,022.76	5,990.25	4	85.3	229,779	2.0
		JPR Chiba Bldg.	5,541.45	4,729.78	31	85.4	120,799	1.0
		JPR Yokohama Nihon Odori Bldg.	6,066.53	6,066.53	13	100.0	128,669	1.1
		Shinyokohama 2nd Center Bldg.	2,642.38	2,258.68	13	85.5	50,141	0.4
		Kawaguchi Center Bldg.	15,461.98	12,856.65	36	83.2	379,973	3.2
		JPR Ueno East Bldg.	6,490.05	5,427.84	6	83.6	141,978	1.2
		Tachikawa Business Center Bldg.	1,747.13	1,747.13	17	100	61,346	0.5
			2,983.91	2,983.91		100	91,725	0.8
		Rise Arena Bldg.	6,023.39	6,023.39	1	100.0	240,186	2.0
		Yume-ooka Office Tower	12,011.73	10,562.66	33	87.9	322,526	2.7
		Olinas Tower	23,987.40	23,652.51	12	98.6	1,120,647	9.5
		Tokyo Tatemono Yokohama Bldg.	6,494.09	6,494.09	13	100.0	308,348	2.6
Greater Tokyo	Retail	Tanashi ASTA	31,121.71	31,121.71	1	100.0	596,400	5.1
		Cupo-la Main Bldg. *	5,963.00	5,963.00	1	100.0	[redacted]	
		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	470,553	4.0
Other Cities	Office	Niigata Ekinan Center Bldg.	5,326.88	5,326.88	8	100.0	133,210	1.1
		Tokyo Tatemono Honmachi Bldg.	7,162.60	5,587.31	10	78.0	107,667	0.9
		JPR Hakata Bldg.	6,581.15	6,007.78	25	91.3	149,576	1.3
		JPR Naha Bldg.	3,946.41	3,702.66	18	93.8	94,548	0.8
		Sompo Japan Sendai Bldg.	7,128.81	7,121.39	12	99.9	194,779	1.7
		Sompo Japan Wakayama Bldg.	4,874.91	4,307.10	14	88.4	118,875	1.0
		Tenjin 121 Bldg.	3,257.73	2,977.99	13	91.4	90,219	0.8
		JPR Dojima Bldg.	3,930.21	3,930.21	9	100.0	120,625	1.0
		JPR Hakata-chuo Bldg.	3,290.42	3,290.42	5	100.0	71,922	0.6
		JPR Nagoya Fushimi Bldg.	7,086.37	6,356.18	3	89.7	90,761	0.8
	Retail	JPR Umeda Loft Bldg.	18,586.97	18,586.97	1	100.0	402,411	3.4
		Benetton Shinsaibashi Bldg. *	5,303.98	5,303.98	1	100.0	[redacted]	
		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	139,701	1.2
Total			**423,311.93**	**404,721.65**	**501**	**95.6**	**11,772,766**	**100.0**

*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 29, 2012 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, 2011 to Dec. 31, 2011 of Japan Prime Realty Investment Corporation (JPR).

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