



March 22, 2004

To whom it may concern:

Name of Real Estate Investment Corporation  
Japan Real Estate Investment Corporation  
Yoneichiro Baba, Executive Director  
(TSE code: 8952)  
Contact: (Asset Management Contractor)  
Japan Real Estate Asset Management Co., Ltd.  
Takuro Yamanaka, General Manager of Planning Department  
Phone: +81-3-3211-7921

## **Notice of Asset Acquisition**

Announcement is hereby made that on March 22, 2004, Japan Real Estate Investment Corporation (the “Corporation”) decided to acquire the following real estate property:

### **1. Outline of the acquisition**

- (1) Asset to be acquired: Real property
  - Land: joint leasehold interest (25.18% )
  - Building: co-ownership of compartmentalized building units  
(27.085% of the entire building)
- (2) Name of property: NHK Hiroshima Broadcasting Center Building
- (3) Acquisition price: 1,320 million yen
- (4) Scheduled date of acquisition: March 25, 2004
- (5) Seller: The Dai-ichi Mutual Life Insurance Company
- (6) Acquisition funds: Own funds

### **2. Reason for the acquisition**

The Corporation will acquire the property based on the basic policy and investment attitude for asset management under the articles of incorporation of the Corporation.

In particular, the following points have been highly evaluated in the determination of the acquisition:

#### **(1) Superior location**

- Located in the office agglomerate “Kamiyacho & Otemachi” zone of the central Hiroshima, and faces on two main avenues of Rijo-dori and Heiwa-odori, which run north-to-south and east-to-west, respectively, this property is highly competitive in the area.
- Also, the building commands good access to public transportation: 1-minute walk from Fukuromachi Station of Hiroshima Railways.

(2) High status as an office building

- This building has a symbolic high status due to its superior location facing on the main roads, artistic outside view and its high recognition as NHK Hiroshima Broadcasting Center.
- High-graded specification to meet tenants' needs such as open-plan office spaces of floor area of approximately 990 m<sup>2</sup> per floor with no pillars, with a right facilities for use of computers, separate air-conditioning systems per floor, electric capacity of 50VA/m<sup>2</sup> and a round-the-clock manned control system.

3. Details of the acquired property

The relevant information is as set out below; provided that the information on “areas,” and “structure” and “completion date” derives from the land registry and the information on “usage” described below is among the main usages listed in the land registry.

(1) Details of the acquired property

Location		
Address shown in land registry	Land	11-2, Otemachi 2-chome, Naka-ku, Hiroshima
	Building	11-2, Otemachi 2-chome, Naka-ku, Hiroshima
Address	11-10, Otemachi 2-chome, Naka-ku, Hiroshima	
Usage	Office	
Areas		
Land	3,296.46 m <sup>2</sup> (total land area for the building site)	
Building	35,217.28 m <sup>2</sup> (total floor space for the entire building)	
Structure	Steel-framed and steel-reinforced concrete structure, flat roof Above ground: 23 floors    Below ground: 2 floors	
Completion date	August 1994	
Type of ownership		
Land	Leasehold (quasi-undivided shares of the total land area: 25.18 % )	
Building	co-ownership of compartmentalized building units (27.085 % of the entire building)	
Acquisition price	1,320 million yen	
Appraisal value (Appraisal method) (Appraisal institution)	1,350 million yen  (Discounted cash flow method: as of March 1, 2004)  (Daiwa Real Estate Appraisal Co., Ltd.)	
Mortgage	None	

(2) Details of tenants

Total number of tenants	15	
Total revenue from the leasing of the portion	135 million yen / year	
Total rent space	5,470 m <sup>2</sup>	
Total rentable space	5,470 m <sup>2</sup>	
Occupancy rates	March 31, 2002	94.8 %
	March 31, 2003	90.9 %
	On the scheduled acquisition date	100.0 %
(Notes)	<ul style="list-style-type: none"> <li>• Total number of tenants, total rent space, total rentable area and occupancy rate on, which tenant is scheduled acquisition date are projections as of March 25, 2004.</li> <li>• However, as some tenants are scheduled to withdraw after the acquisition date, the occupancy rate as of September 30, 2004 could drop to as low as 35.1% unless another tenants will fill in the space.</li> <li>• Total revenue from rental business is estimated based on occupancy rates, excluding the above-mentioned withdrawing of tenants, and terms and conditions for rental contracts.</li> <li>• The undivided shares to be acquired are currently leased by the Dai-ichi Mutual Life Insurance Company to Mitsubishi Estate Co., Ltd., co-operator of this building, who subleases them to tenants together with its leasehold. After the acquisition of this property by the Corporation, the same business form will be maintained. On the acquisition date, the Corporation will enter into a building rental contract and a building management consignment contract with Mitsubishi Estate Co., Ltd. concerning the Corporation's shares. Based on these contracts, the Corporation will receive the rent, rental fee of parking lots, common service expenses according to its share from Mitsubishi Estate Co., Ltd. who collects them from the tenants. At the same time, the Corporation will pay maintenance expenses, water, electricity and heating expenses to Mitsubishi Estate Co., Ltd.</li> </ul>	

4. Outline of Seller

Corporate name	The Dai-ichi Mutual Life Insurance Company
Address of registered head office	13-1, Yurakucho 1-chome, Chiyoda-ku, Tokyo
Representative	Tomijiro Morita, President
Total assets	29,447,700 million yen ( as of September 30, 2003 )
Principal business	Life insurance business
Relations with the Corporation	The Seller holds 27% of the shares of Japan Real Estate Asset Management Co., Ltd., the asset manager of the Corporation's assets.

5. Acquisition schedule

March 22, 2004	Acquisition of the property was determined
March 25, 2004	Execution of an agreement for the acquisition of the property closing of acquisition

6. Projections for management after the acquisition of this property

As the impact of this property acquisition on the Corporation's management performance for the fiscal period from October 1, 2003 to March 31, 2004 is expected to be minor, no revision of the forecast for performance will be made.

Reference materials (attachments)

- Photo: Outside view of NHK Hiroshima Broadcasting Center Building
- List of all the assets of the Corporation after the acquisition of this property

This notice is translation in English of the announcement in Japanese on March 22, 2004 in our website. However, no assurance or warranties are given for the completeness or accuracy of English translations.

Photo: Outside view of NHK Hiroshima Broadcasting Center Building



## List of all the assets of the Corporation after the acquisition of this property

Area	Name (Location)	Type of asset	Acquisition date or scheduled acquisition date	Acquisition price (MM yen)	Percentage of portfolio	Percentage by area		
Tokyo Metropolitan Area (23 wards)	Genki Medical Plaza (Chiyoda-ku, Tokyo)	Real property	October 31, 2002	5 , 0 0 0	2 . 2 %	7 1 . 7 %		
	MD Kanda Building (Chiyoda-ku, Tokyo)	Real property	May 31, 2002	9 , 5 2 0	4 . 2 %			
	Kandabashi Park Building (Chiyoda-ku, Tokyo)	Real property	August 15, 2002	4 , 8 1 0	2 . 1 %			
	Mitsubishi Soken Building (Chiyoda-ku, Tokyo)	Real estate investment trust beneficial interest	September 25, 2001	2 7 , 2 6 7	1 2 . 0 %			
	Yurakucho Denki Building Building (Chiyoda-ku, Tokyo)	Real property	August 1, 2003	7 , 2 0 0	3 . 2 %			
	Kodenmacho Shin-Nihonbashi Building (Chuo-ku, Tokyo)	Real estate investment trust beneficial interest	September 25, 2001	3 , 1 7 3	1 . 4 %			
	Burex Kyobashi Building (Chuo-ku, Tokyo)	Real property	July 22, 2002	5 , 2 5 0	2 . 3 %			
	Aoyama Crystal Building (Minato-ku, Tokyo)	Real property	March 14, 2003	7 , 6 8 0	3 . 4 %			
	Shiba 2chome Daimon Building (Minato-ku, Tokyo)	Real estate investment trust beneficial interest	September 10, 2001	4 , 8 5 9	2 . 1 %			
	Cosmo Kanasugibashi Building (Minato-ku, Tokyo)	Real estate investment trust beneficial interest	September 25, 2001	2 , 8 0 8	1 . 2 %			
	Takanawadai Building (Shinagawa-ku, Tokyo)	Real estate investment trust beneficial interest	September 25, 2001	2 , 7 3 8	1 . 2 %			
	JAL Travel Building (Meguro-ku, Tokyo)	Real estate investment trust beneficial interest	September 10, 2001	1 , 3 6 2	0 . 6 %			
	Omori-Eki Higashiguchi Building (Ohta-ku, Tokyo)	Real estate investment trust beneficial interest	September 10, 2001	5 , 1 2 3	2 . 3 %			
	Nippon Brunswick Building (Shibuya-ku, Tokyo)	Real property	March 24, 2004	6 , 6 7 0	2 . 9 %			
	(tentative name) Yoyogi 1-Chome Building* (Shibuya-ku, Tokyo)	Real property	April 1, 2004	8 , 7 0 0	3 . 8 %			
	da Vinci Harajuku (Shibuya-ku, Tokyo)	Real property	November 22, 2002	4 , 8 8 5	2 . 1 %			
	Jingumae Media Square Building (Shibuya-ku, Tokyo)	Real property	October 9, 2003	1 2 , 2 0 0	5 . 4 %			
	Shibuya Cross Tower (Shibuya-ku, Tokyo)	Real property	November 30, 2001	3 4 , 6 0 0	1 5 . 2 %			
	Ebisu Neonato* (Shibuya-ku, Tokyo)	Real property	November 14, 2003 April 1, 2004 Total	3 , 7 4 0 3 6 0 4 , 1 0 0	1 . 8 %			
	Otsuka Higashi-Ikebukuro Building (Toshima-ku, Tokyo)	Real estate investment trust beneficial interest	September 25, 2001	3 , 5 4 1	1 . 6 %			
	Ikebukuro 2chome Building (Toshima-ku, Tokyo)	Real estate investment trust beneficial interest	September 25, 2001	1 , 7 2 8	0 . 8 %			
Tokyo Metropolitan Area (excluding 23 wards)	Saitama Urawa Building (Saitama City, Saitama Prefecture)	Real property	September 25, 2001 October 11, 2001 Total	1 , 2 3 2 1 , 3 4 2 2 , 5 7 4	1 . 1 %	3 . 9 %		
	Shin-Yokohama First Building (Yokohama City, Kanagawa Prefecture)	Real property	January 28, 2002	3 , 0 0 0	1 . 3 %			
	Kawasaki Isago Building (Kawasaki City, Kanagawa Prefecture)	Real estate investment trust beneficial interest	September 25, 2001	3 , 3 7 5	1 . 5 %			
	Total: Tokyo Metropolitan Area				1 7 2 , 1 6 3	7 5 . 7 %	7 5 . 7 %	
Other major cities	Sendai Honcho Honma Building (Sendai City, Miyaqi Prefecture)	Real estate investment trust beneficial interest	September 25, 2001	2 , 9 2 4	1 . 3 %	3 . 0 %		
	Niigata Ishizuecho Nishi-Bandaibashi Building	Real estate investment trust beneficial interest	September 25, 2001	1 , 0 1 0	0 . 4 %			
	Kanazawa Park Building (Kanazawa City, Ishikawa Prefecture)	Real property	February 28, 2002 March 3, 2003 Total	2 , 8 8 0 1 , 7 0 0 4 , 5 8 0	2 . 0 %			
			Kanazawa Minamicho Building (Kanazawa City, Ishikawa Prefecture)	Real estate investment trust beneficial interest	September 25, 2001		1 , 3 3 1	0 . 6 %
			Nagoya Hirokoji Building (Nagoya City, Aichi Prefecture)	Real property	September 10, 2001		1 4 , 5 3 3	6 . 4 %
	Nagoya Misono Building (Nagoya City, Aichi Prefecture)	Real property	August 8, 2003	1 , 8 6 5	0 . 8 %	7 . 2 %		
	Kyoto Shijo Kawaramachi Building (Kyoto City, Kyoto Prefecture)	Real property	December 20, 2001	2 , 6 5 0	1 . 2 %			
	Fukusuke Sakaisujihonmachi Building (Osaka City, Osaka Prefecture)	Real property	September 25, 2001 December 26, 2003 Total	2 , 2 6 4 1 , 9 0 0 4 , 1 6 4	1 . 8 %	9 . 9 %		
			Midosuji Daiwa Building (Osaka City, Osaka Prefecture)	Real estate investment trust beneficial interest	September 25, 2001 February 28, 2002 Total		6 , 9 3 4 7 , 3 8 0 1 4 , 3 1 4	6 . 3 %
			Kobe Itomachi Building (Kobe City, Hyogo Prefecture)	Real estate investment trust beneficial interest	September 25, 2001		1 , 4 3 6	0 . 6 %
	NHK Hiroshima Broadcasting Center Building	Real property	March 25, 2004	1 , 3 2 0	0 . 6 %		0 . 6 %	
	Tosei Tenjin Building (Fukuoka City, Fukuoka Prefecture)	Real property	September 25, 2001	1 , 5 5 0	0 . 7 %	2 . 3 %		
	Hinode Tenjin Building (Fukuoka City, Fukuoka Prefecture)	Real estate investment trust beneficial interest	September 10, 2001	3 , 6 5 7	1 . 6 %			
	Total: Other major cities				5 5 , 3 3 4	2 4 . 3 %	2 4 . 3 %	
	Total: Portfolio				2 2 7 , 4 9 7	1 0 0 . 0 %	1 0 0 . 0 %	

\*(tentative name) Yoyogi 1-Chome Building and additional undivided shares of Ebisu Neonato are scheduled to be acquired on April 1, 2004.