



February 24, 2006

To whom it may concern:

Japan Real Estate Investment Corporation  
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## Notice of Asset Acquisition

Announcement is hereby made that on February 24, 2006, Japan Real Estate Investment Corporation (the “Corporation”) completed handover of an acquired asset, which we had informed on August 30, 2005, as follows:

### 1. Outline of the acquisition

- 1) Asset to be acquired: Real property (ownership: land and building)<sup>(note)</sup>
- 2) Name of property: Kitanomaru Square  
(residential portion: Kitanomaru Square The Terrace)
- 3) Acquisition price: 81,555,500,000 yen
- 4) Acquisition date: February 24, 2006
- 5) Seller: Palace View, Limited
- 6) Acquisition funds: Loans and own funds (Please refer to our January 27, 2006, and February 21, 2006, announcements (Notice concerning New Loan) for details.)

<sup>(note)</sup> After obtaining trust beneficiary right in trust of this real estate on February 24, 2006, the trust agreement was terminated, and then the Corporation acquired the ownership in this property as of the same date.

Please refer to our August 30, 2005, announcement (Notice of Asset Acquisition) for the acquisition details of this asset.

This notice is the English translation of the February 24, 2006, announcement in Japanese on our website. However no assurance or warranties are given for the completeness or accuracy of this English translation.

Reference materials (attachments)

- Photo: Kitanomaru Square (outside view, office and residence)
- Kitanomaru Square The Terrace Rental Information

(Reference) Photo: Kitanomaru Square

<Outside view>



<View from the 23<sup>rd</sup> floor>



<Office>

■ Office entrance



■ Office (standard floor)





<Residence “Kitanomaru Square The Terrace”>

“Kitanomaru Square The Terrace” Rental information

- Location: 1-13-9 Kudan Kita, Chiyoda-ku, Tokyo
- Access: “Kudanshita” station via Tokyo Metro Hanzomon or Tozai Line, or Toei Shinjuku Line
- Building structure/size: Steel-framed, and partially steel-reinforced concrete structure  
Above ground: 26 floors      Below ground: 2 floors  
(residential portion from 16th floor to 26th floor)
- Number of units for rent: 122 units
- Residence available from: March 1, 2006 (schedule)
- Facilities, etc.: Dish washer, oven, refrigerator, washer and dryer, air-conditioner (installed in all rooms), HIKARI PerfectTV! (broadcasting service via optic fiber network), floor heating (installed in some units), whirlpool bath (installed in some units), trunk room, fitness room and concierge service
- Type of unit: 1LDK (65.91m<sup>2</sup>) – 4LDK (235.61m<sup>2</sup>)
- Monthly rent: 380,000 – 1,650,000 yen
- Inquiry: Ken Corporation Ltd.
- URL: <http://www.kitanomaru-st.jp/>

■ Residence: Entrance



■ Residence (model room)

