



March 25, 2005

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

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## **Notice of Asset Acquisition**

Announcement is hereby made that on March 25, 2005, Japan Real Estate Investment Corporation (the “Corporation”) decided to acquire Hachioji Dai-ichi-Seimei Building as follows:

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

- |                                   |  |
|-----------------------------------|--|
| 1) Asset to be acquired:          | Real property                                |
|                                   | Land: ownership (ownership and co-ownership) |
|                                   | Building: ownership (share of co-ownership)  |
| 2) Name of property:              | Hachioji Dai-ichi-Seimei Building            |
| 3) Acquisition price:             | 3,300 million yen                            |
| 4) Scheduled date of acquisition: | March 31, 2005                               |
| 5) Seller:                        | The Dai-ichi Mutual Life Insurance Company   |
| 6) Acquisition funds:             | Loan   |

## 2. Reason for the acquisition

The Corporation will acquire the property based on the basic policies and investment attitude for acquisition 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

- This property is located in Hachioji City, Tokyo, which has developed as a transportation hub since a long time ago. It is the largest city in the Tama Area (in the western part of the Tokyo Metropolis), which is surrounded by highly populated districts and is also expected to develop in the future as one of the “key cities in the Tama Area” in the expansion of networking with the neighboring cities. Located within a 1-minute walking distance of Keio Hachioji Station to access Keio Line, and a 4-minute walking distance of JR Hachioji Station to access JR Chuo Line, JR Yokohama Line and JR Hachiko Line, this property is conveniently located in the best place of Hachioji City, enabling it to take further advantages of Hachioji’s characteristics.

2) Well-balanced features as an office building

- This property has a sufficient rentable space of 335 tsubo (1108 m<sup>2</sup>) per standard floor, which can be compartmentalized into various sizes from small to large. It is also equipped with facilities that will sufficiently meet the needs of tenants, including a ceiling height of 2,600 mm, an electric capacity of 40 VA/m<sup>2</sup>, and around-the-clock entry and exit. Moreover, it has a large-scale parking facility containing spaces for 126 cars, which will sufficiently serve the needs for an operational base.

3) Landmark in the area

- In Hachioji City, this property is high-grade in terms of both size and equipment, and there are no other properties competing directly with it.

### 3. Details of the acquired property

The relevant information is as set out below; provided that the information on “area,” “structure” and “completion date” derived from the land registry and “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  | 3-544-1 Myojin-cho, Hachioji, Tokyo and 17 other lots |
|  | Building  | 3-547-8 Myojin-cho, Hachioji, Tokyo and others        |
| Address  | 3-20-6 Myojin-cho, Hachioji, Tokyo  |   |
| Usage  | Office and shops  |   |
| Area   |   |   |
| Land   | 2,989.33 m <sup>2</sup> (total land area for the building site)   |   |
| Building   | 18,329.98 m <sup>2</sup> (total floor space for the entire building)  |   |
| Structure  | Steel-framed and steel-reinforced concrete structure, flat roof<br>Above ground: 12 floors    Below ground: 1 floor   |   |
| Completion date  | July 1996   |   |
| Type of ownership  |   |   |
| Land   | Ownership<br>(share of co-ownership in 5 lots/965.99 m <sup>2</sup> : 674,672/1,000,000,<br>share of co-ownership in 3 lots/1,273.92 m <sup>2</sup> : 45,877,696/100,000,000<br>share of co-ownership in 2 lots/93.88 m <sup>2</sup> : 53,973,760/100,000,000<br>share of co-ownership in 1 lot/153.75 m <sup>2</sup> : 46,552,368/100,000,000<br>and ownership in 3 lots/200.55 m <sup>2</sup> ) |   |
| Building   | Ownership (share of co-ownership: 5,066,110/10,000,000)   |   |
| Acquisition price  | 3, 300 million yen  |   |
| Appraisal value<br>(Appraisal method)<br>(Appraisal institution) | 3,300 million yen<br>(Discounted cash flow method: as of March 1, 2005)<br>(Daiwa Real Estate Appraisal Co., Ltd.)  |   |
| Mortgage   | None  |   |

## 2) Tenant details

|   |  |        |
|---|--|--------|
| Total number of tenants                       | 32   |        |
| Total revenue from the leasing of the portion | 356 million yen /year ( April 1, 2003 to March 31, 2004 )  |        |
| Total rent space                              | 5,700 m <sup>2</sup>   |        |
| Total rentable space                          | 6,336 m <sup>2</sup>   |        |
| Occupancy rates                               | March 31, 2003   | 92.1 % |
|   | March 31, 2004   | 97.8 % |
|   | On the scheduled acquisition date  | 90.0%  |
| (Note)  | <p>- Total number of tenants, total rent space, total rentable area and occupancy rates on the scheduled acquisition date are projections as of March 31, 2005.</p> <p>- The above figures are estimates based on data obtained from the seller, and total revenue from the leasing of the portion, total rental space and total rentable space are computed for the portion applicable to the Corporation based on data provided by the seller.</p> |        |

## 4. Outline of Seller

|                                   |  |
|-----------------------------------|--|
| Corporate name                    | The Dai-ichi Mutual Life Insurance Company   |
| Address of registered head office | 1-13-1, Yurakucho, Chiyoda-ku, Tokyo   |
| Representative                    | Katsutoshi Saito, President  |
| Total assets                      | 29,711.6 billion yen (as of September 30, 2004)  |
| Principal business                | Life insurance business  |
| Relationship with the Corporation | The seller holds a 27 percent share in Japan Real Estate Asset Management Co., Ltd., the asset manager for the Corporation's assets. |

## 5. Summary of financing

Scheduled to obtain a loan for 3,000 million yen from National Mutual Insurance Federation of Agricultural Cooperatives on March 31, 2005.

The fund is to be applied for the acquisition of the property.

## 6. Acquisition schedule

|                |   |
|----------------|---|
| March 25, 2005 | Acquisition of the property was determined.   |
| March 31, 2005 | Execution of an agreement for the acquisition of the property and property handover |

## 7. Performance Projection 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, 2004 through March 31, 2005 is expected to be minor, no revision of the forecast for performance will be made.

Information on the loan for the acquisition of this property will be provided when the interest rate is determined for the loan.

This notice is the English translation of March 25, 2005 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: Outside view of Hachioji Dai-ichi-Seimei Building
- List of all the assets of the Corporation after the acquisition of this property

Reference materials

- Photo: Outside view of Hachioji Dai-ichi-Seimei 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 (thousand yen) | Percentage of portfolio | Percentage by area |
|------------------------------------|--|--|--|----------------------------------|-------------------------|--------------------|
| Tokyo Metropolitan Area (23 wards) | Genki Medical Plaza (Chiyoda-ku, Tokyo)                  | Real property                                    | October 31, 2002                               | 5,000,000                        | 1.6%                    | 77.5%              |
|                                    | MD Kanda Building (Chiyoda-ku, Tokyo)                    | Real property                                    | May 31, 2002                                   | 9,520,000                        | 3.1%                    |                    |
|                                    | Kandabashi Park Building (Chiyoda-ku, Tokyo)             | Real property                                    | August 15, 2002                                | 4,810,000                        | 1.6%                    |                    |
|                                    | Mitsubishi Soken Building (Chiyoda-ku, Tokyo)            | Real estate investment trust beneficial interest | September 25, 2001                             | 27,267,000                       | 8.9%                    |                    |
|                                    | Nibancho Garden (Chiyoda-ku, Tokyo)                      | Real property                                    | April 1, 2005                                  | 14,700,000                       | 4.8%                    |                    |
|                                    | Sanno Grand Building (Chiyoda-ku, Tokyo)                 | Real property                                    | January 31, 2005                               | 10,200,000                       | 3.3%                    |                    |
|                                    | Yurakucho Denki Building (Chiyoda-ku, Tokyo)             | Real property                                    | August 1, 2003                                 | 7,200,000                        | 2.4%                    |                    |
|                                    | Kodenmacho Shin-Nihonbashi Building (Chuo-ku, Tokyo)     | Real estate investment trust beneficial interest | September 25, 2001                             | 3,173,000                        | 1.0%                    |                    |
|                                    | Burex Kyobashi Building (Chuo-ku, Tokyo)                 | Real property                                    | July 22, 2002                                  | 5,250,000                        | 1.7%                    |                    |
|                                    | Ginza Sanwa Building (Chuo-ku, Tokyo)                    | Real property                                    | March 10, 2005                                 | 16,830,000                       | 5.5%                    |                    |
|                                    | Ryoshin Ginza East Mirror Building (Chuo-ku, Tokyo)      | Real property                                    | March 15, 2005                                 | 5,353,500                        | 1.8%                    |                    |
|                                    | Aoyama Crystal Building (Minato-ku, Tokyo)               | Real property                                    | March 14, 2003                                 | 7,680,000                        | 2.5%                    |                    |
|                                    | Shiba 2Chome Daimon Building (Minato-ku, Tokyo)          | Real estate investment trust beneficial interest | September 10, 2001                             | 4,859,000                        | 1.6%                    |                    |
|                                    | Cosmo Kanasugibashi Building (Minato-ku, Tokyo)          | Real estate investment trust beneficial interest | September 25, 2001                             | 2,808,000                        | 0.9%                    |                    |
|                                    | Shinwa Building (Shinjuku-ku, Tokyo)                     | Real property                                    | September 1, 2004                              | 7,830,000                        | 2.6%                    |                    |
|                                    | Takanawadai Building (Shinagawa-ku, Tokyo)               | Real estate investment trust beneficial interest | September 25, 2001                             | 2,738,000                        | 0.9%                    |                    |
|                                    | Higashi Gotanda 1Chome Building(*) (Shinagawa-ku, Tokyo) | Real property                                    | November 1, 2004                               | 5,500,000                        | 1.8%                    |                    |
|                                    | JAL Travel Building (Meguro-ku, Tokyo)                   | Real estate investment trust beneficial interest | September 10, 2001                             | 1,362,000                        | 0.4%                    |                    |
|                                    | Omori-Eki Higashiguchi Building (Ota-ku, Tokyo)          | Real estate investment trust beneficial interest | September 10, 2001                             | 5,123,000                        | 1.7%                    |                    |
|                                    | Nippon Brunswick Building (Shibuya-ku, Tokyo)            | Real property                                    | March 24, 2004                                 | 6,670,000                        | 2.2%                    |                    |
|                                    | Yoyogi 1Chome Building (Shibuya-ku, Tokyo)               | Real property                                    | April 1, 2004                                  | 8,700,000                        | 2.9%                    |                    |
|                                    | da Vinci Harajuku (Shibuya-ku, Tokyo)                    | Real property                                    | November 22, 2002                              | 4,885,000                        | 1.6%                    |                    |
|                                    | Jingumae Media Square Building (Shibuya-ku, Tokyo)       | Real property                                    | October 9, 2003                                | 12,200,000                       | 4.0%                    |                    |
|                                    | Shibuya Cross Tower (Shibuya-ku, Tokyo)                  | Real property                                    | November 30, 2001                              | 34,600,000                       | 11.3%                   |                    |

|  |  |   |                    |             |       |       |
|--|--|---|--------------------|-------------|-------|-------|
|  | Ebisu Neonato<br>(Shibuya-ku Tokyo)  | Real property   | November 14, 2003  | 3,740,000   | 1.3%  |       |
|  |  |   | April 1, 2004      | 360,000     |       |       |
|  |  |   | Total              | 4,100,000   |       |       |
|  | Harmony Tower<br>(Nakano-ku Tokyo)   | Real property   | February 28, 2005  | 8,500,000   | 2.8%  |       |
|  | Otsuka Higashi-Ikebukuro<br>Building<br>(Toshima-ku, Tokyo)                            | Real estate<br>investment<br>trust beneficial<br>interest | September 25, 2001 | 3,541,000   | 1.2%  |       |
|  | Ikebukuro 2Chome Building<br>(Toshima-ku, Tokyo)                                       | Real estate<br>investment<br>trust beneficial<br>interest | September 25, 2001 | 1,728,000   | 0.6%  |       |
|  | Ikebukuro YS Building<br>(Toshima-ku, Tokyo)   | Real property   | August 2, 2004     | 4,500,000   | 1.5%  |       |
| Tokyo<br>Metropolitan<br>Area<br>(excluding 23<br>wards)               | Hachioji Dai-ichi-Seimei<br>Building<br>(Hachioji City, Tokyo)                         | Real property   | March 31, 2005     | 3,300,000   | 1.1%  | 4.0%  |
|  | Saitama Urawa Building<br>(Saitama City, Saitama Prefecture)                           | Real property   | September 25, 2001 | 1,232,000   | 0.8%  |       |
|  |  |   | October 11, 2001   | 1,342,000   |       |       |
|  |  |   | Total              | 2,574,000   |       |       |
|  | Shin-Yokohama First Building<br>(Yokohama City, Kanagawa<br>Prefecture)                | Real property   | January 28, 2002   | 3,000,000   | 1.0%  |       |
| Kawasaki Isago Building<br>(Kawasaki City, Kanagawa<br>Prefecture)     | Real estate<br>investment<br>trust beneficial<br>interest                              | September 25, 2001  | 3,375,000          | 1.1%        |       |       |
| Total: Tokyo Metropolitan Area   |  |   |                    | 248,876,500 | 81.5% | 81.5% |
| Tohoku<br>Region   | Jozenji Park Building<br>(Sendai City, Miyagi Prefecture)                              | Real property   | January 31, 2005   | 1,000,000   | 0.3%  | 1.3%  |
|  | Sendai Honcho Honma<br>Building<br>(Sendai City, Miyagi Prefecture)                    | Real estate<br>investment<br>trust beneficial<br>interest | September 25, 2001 | 2,924,000   | 1.0%  |       |
| Hokuriku<br>Region   | Niigata Ishizuecho<br>Nishi-Bandaibashi Building<br>(Niigata City, Niigata Prefecture) | Real estate<br>investment<br>trust beneficial<br>interest | September 25, 2001 | 1,010,000   | 0.3%  | 2.3%  |
|  | Kanazawa Park Building<br>(Kanazawa City, Ishikawa<br>Prefecture)                      | Real property   | February 28, 2002  | 2,880,000   | 1.5%  |       |
|  |  |   | March 3, 2003      | 1,700,000   |       |       |
|  |  |   | Total              | 4,580,000   |       |       |
| Kanazawa Minamicho Building<br>(Kanazawa City, Ishikawa<br>Prefecture) | Real estate<br>investment<br>trust beneficial<br>interest                              | September 25, 2001  | 1,331,000          | 0.4%        |       |       |
| Chubu Region   | Nagoya Hirokoji Building<br>(Nagoya City, Aichi Prefecture)                            | Real property   | September 10, 2001 | 14, 533,000 | 4.8%  | 5.4%  |
|  | Nagoya Misono Building<br>(Nagoya City, Aichi Prefecture)                              | Real property   | August 8, 2003     | 1,865,000   | 0.6%  |       |
| Kinki Region   | Kyoto Shijo Kawaramachi<br>Building<br>(Kyoto City, Kyoto Prefecture)                  | Real property   | December 20, 2001  | 2,650,000   | 0.9%  | 7.4%  |
|  | Sakaisujihonmachi Building<br>(Osaka City, Osaka Prefecture)                           | Real Property   | September 25, 2001 | 2,264,000   | 1.4%  |       |
|  |  |   | December 26, 2003  | 1,900,000   |       |       |
|  |  |   | Total              | 4,164,000   |       |       |
|  | Midosuji Daiwa Building<br>(Osaka City, Osaka Prefecture)                              | Real estate<br>investment<br>trust beneficial             | September 25, 2001 | 6,934,000   | 4.7%  |       |
|  |  |   | February 28, 2002  | 7,380,000   |       |       |
|  |  |   | Total              | 14,314,000  |       |       |
| Kobe Itomachi Building<br>(Kobe City, Hyogo Prefecture)                | Real estate<br>investment<br>trust beneficial<br>interest                              | September 25, 2001  | 1,436,000          | 0.5%        |       |       |



|                           |  |  |                    |             |        |        |
|---------------------------|--|--|--------------------|-------------|--------|--------|
| Chugoku Region            | NHK Hiroshima Broadcasting Center Building<br>(Hiroshima City, Hiroshima Prefecture) | Real Property                                    | March 25, 2004     | 1,320,000   | 0.4%   | 0.4%   |
| Kyushu Region             | Tosei Tenjin Building<br>(Fukuoka City, Fukuoka Prefecture)                          | Real property                                    | September 25, 2001 | 1,550,000   | 0.5%   | 1.7%   |
|                           | Hinode Tenjin Building<br>(Fukuoka City, Fukuoka Prefecture)                         | Real estate investment trust beneficial interest | September 10, 2001 | 3,657,000   | 1.2%   |        |
| Total: Other major cities |  |  |                    | 56,334,000  | 18.5%  | 18.5%  |
| Total: Portfolio          |  |  |                    | 305,210,500 | 100.0% | 100.0% |

(Note) 1: Nibancho Garden is scheduled for acquisition on April 1, 2005

(Note) 2: In addition to the assets listed in the above table, the Corporation plans to acquire the preferred capital contribution certificates issued by Harumi Front Special Purpose Company on March 29, 2005 (acquisition price: 956 million yen, Interest in senior investment: 49.87%). At the same time, the Corporation also acquired a preferential right to purchase real property etc. related to “(tentative name) Harumi Center Building” after the completion of the building.