



May 24, 2005

To whom it may concern:

Japan Real Estate Investment Corporation

Taketo Yamazaki, Executive Director

(TSE code: 8952)

Contact: (Asset Management Contractor)

Japan Real Estate Asset Management Co., Ltd.

Haruhiko Araki, General Manager, Planning Department

Phone: +81-3-3211-7921

Notice of Asset Acquisition

Announcement is hereby made that on May 24, 2005, Japan Real Estate Investment Corporation (the “Corporation”) decided to acquire Tenjin Crystal Building:

1. Outline of the Acquisition

- | | |
|-----------------------------------|--|
| 1) Asset to be acquired: | Real Estate (Land: Ownership, Building: Ownership) |
| 2) Name of property | Tenjin Crystal Building |
| 3) Acquisition price: | 5 billion yen |
| 4) Scheduled date of acquisition: | June 1, 2005 |
| 5) Seller: | UFJ Trust Bank Limited |
| 6) Acquisition funds: | Own funds |

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) Exceptional property
 - This property is located in the “Tenjin” area, the biggest commercial district in Fukuoka city, thus it is very appealing not only to the tenants who are looking for office space but also to tenants who want to draw many customers.
 - This property, which has 14 stories above the ground, is highly visible and effective in attracting customers, as there are not many high-rise buildings in the area due to the height restrictions there.
- 2) High-grade office building
 - This is a high-grade office building with a sense of openness as it has a wide-open space in front of the building, in addition to its high visibility.
 - This property offers outstanding features that meet tenants’ needs, such as an OA floor, a ceiling height of 2,600 mm, separate air-conditioning systems by zone, and a building management that supports around-the-clock entry and exit.

3. Details of the acquired property

The relevant information is as set below; provided that the information on “area,” “structure” and “completion date” is 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	4-88-1 Tenjin, Chuo-ku, Fukuoka, Fukuoka Pref. and other 1 lot
	Building	4-88-2 Tenjin, Chuo-ku, Fukuoka, Fukuoka Pref., etc.
Address	4-6-7 Tenjin, Chuo-ku, Fukuoka, Fukuoka Pref.	
Usage	Offices, Shops, Parking lot	
Area		
Land	1,835.17 m ²	
Building	10,432.04 m ²	
Structure	Steel-framed and steel-reinforced concrete structure, flat roof Above ground: 14 floors Below ground: 1 floor	
Completion date	August 1993	
Type of ownership		
Land	Ownership	
Building	Ownership	
Acquisition price	5,000 million yen	
Appraisal value (appraisal method) (appraisal institution)	4,970 million yen (Discounted cash flow method: as of May 1, 2005) (Daiwa Real Estate Appraisal Co., Ltd.)	
Mortgage	None	

(2) Tenant details

Total number of tenants	24	
Total revenue from leasing	447 million yen/year (January 1, 2004 through December 31, 2004)	
Total rent space	5,492 m ²	
Total rentable space	5,640 m ²	
Occupancy rates	March 31, 2003	97.4%
	March 31, 2004	93.4%
	On the scheduled acquisition date	97.4%
(Note)	<ul style="list-style-type: none">• Total number of tenants, total rent space, total rentable space and occupancy rates on the scheduled acquisition date are projections as of June 1, 2005.• The above figures are estimates based on data obtained from the trust beneficiary.	

4. Outline of seller (trustee)

Corporate name	UFJ Trust Bank Limited
Address of registered head office	1-4-3, Marunouchi, Chiyoda-ku, Tokyo
Representative	Shintaro Yasuda
Paid-in capital	280.5 billion yen (as of March 31, 2005)
Principal business	Trust banking

5. Acquisition schedule

May 24, 2005	Acquisition of the property was determined.
May 25, 2005	Execution of an agreement for the acquisition of the property
June 1, 2005	Scheduled property handover

6. Performance projection after the acquisition of the property

As the impact of this property acquisition on the Corporation's management performance for the fiscal period from April 1, 2005 to September 30, 2005 is expected to be minor, no revision of the forecast for performance will be made.

This notice is the English translation of the May 24, 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 Tenjin Crystal Building
- List of all the assets of the Corporation after the acquisition of this asset

(Reference) Photo: Outside view of Tenjin Crystal 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%	76.3%
	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	8.8%	
	Nibancho Garden (Chiyoda-ku, Tokyo)	Real property	April 1,2005	14,700,000	4.7%	
	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	2.3%	
	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	5.4%	
	Ryoshin Ginza East Mirror Building (Chuo-ku, Tokyo)	Real property	March 15,2005	5,353,500	1.7%	
	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	2.5%	
	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	2.8%	
	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	3.9%	
	Shibuya Cross Tower (Shibuya-ku, Tokyo)	Real property	November 30, 2001	34,600,000	11.2%	
	Ebisu Neonato (Shibuya-ku Tokyo)	Real property	November 14, 2003	3,740,000	1.3%	
			April 1, 2004	360,000		
			Total	4,100,000		
	Harmony Tower (Nakano-ku Tokyo)	Real property	February 28, 2005	8,500,000	2.7%	
	Otsuka Higashi-Ikebukuro Building (Toshima-ku, Tokyo)	Real estate investment trust beneficial interest	September 25, 2001	3,541,000	1.1%	

	Ikebukuro 2Chome Building (Toshima-ku, Tokyo)	Real estate investment trust beneficial interest	September 25, 2001	1,728,000	0.6%	
	Ikebukuro YS Building (Toshima-ku, Tokyo)	Real property	August 2, 2004	4,500,000	1.5%	
Tokyo Metropolitan Area (excluding 23 wards)	Hachioji Dai-ichi-Seimei Building (Hachioji City, Tokyo)	Real property	March 31, 2005	3,300,000	1.1%	3.9%
	Saitama Urawa Building (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 (Yokohama City, Kanagawa Prefecture)	Real property	January 28, 2002	3,000,000	1.0%	
Kawasaki Isago Building (Kawasaki City, Kanagawa Prefecture)	Real estate investment trust beneficial interest	September 25, 2001	3,375,000	1.1%		
Total: Tokyo Metropolitan Area				248,876,500	80.2%	80.2%
Tohoku Region	Jozenji Park Building (Sendai City, Miyagi Prefecture)	Real property	January 31, 2005	1,000,000	0.3%	1.3%
	Sendai Honcho Honma Building (Sendai City, Miyagi Prefecture)	Real estate investment trust beneficial interest	September 25, 2001	2,924,000	0.9%	
Hokuriku Region	Niigata Ishizuecho Nishi-Bandaibashi Building (Niigata City, Niigata Prefecture)	Real estate investment trust beneficial interest	September 25, 2001	1,010,000	0.3%	2.2%
	Kanazawa Park Building (Kanazawa City, Ishikawa Prefecture)	Real property	February 28, 2002	2,880,000	1.5%	
			March 3, 2003	1,700,000		
			Total	4,580,000		
Kanazawa Minamicho Building (Kanazawa City, Ishikawa Prefecture)	Real estate investment trust beneficial interest	September 25, 2001	1,331,000	0.4%		
Chubu Region	Nagoya Hirokoji Building (Nagoya City, Aichi Prefecture)	Real property	September 10, 2001	14, 533,000	4.7%	5.3%
	Nagoya Misono Building (Nagoya City, Aichi Prefecture)	Real property	August 8, 2003	1,865,000	0.6%	
Kinki Region	Kyoto Shijo Kawaramachi Building (Kyoto City, Kyoto Prefecture)	Real property	December 20, 2001	2,650,000	0.9%	7.3%
	Sakaisujihonmachi Building (Osaka City, Osaka Prefecture)	Real Property	September 25, 2001	2,264,000	1.3%	
			December 26, 2003	1,900,000		
			Total	4,164,000		
	Midosuji Daiwa Building (Osaka City, Osaka Prefecture)	Real estate investment trust beneficial interest	September 25, 2001	6,934,000	4.6%	
			February 28, 2002	7,380,000		
Total			14,314,000			
Kobe Itomachi Building (Kobe City, Hyogo Prefecture)	Real estate investment trust beneficial interest	September 25, 2001	1,436,000	0.5%		
Chugoku Region	NHK Hiroshima Broadcasting Center Building (Hiroshima City, Hiroshima Prefecture)	Real Property	March 25, 2004	1,320,000	0.4%	0.4%
Kyushu Region	Tosei Tenjin Building (Fukuoka City, Fukuoka Prefecture)	Real property	September 25, 2001	1,550,000	0.5%	3.3%
	Tenjin Crystal Building (Fukuoka City, Fukuoka Prefecture)	Real property	June 1, 2005	5,000,000	1.6%	
	Hinode Tenjin Building (Fukuoka City, Fukuoka Prefecture)	Real estate investment trust beneficial interest	September 10, 2001	3,657,000	1.2%	
Total: Other major cities				61,334,000	19.8%	19.8%
Total: Portfolio				310,210,500	100.0%	100.0%

(Note) 1. In addition to the assets outlined in the above list, the Corporation acquired the preferred capital contribution certificates issued by Harumi Front Special Purpose Company. (Acquisition price: 956 million yen, equity 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.