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For Immediate Release

REIT Issuer
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Notice of Acquisition of Additional Assets

CREED OFFICE Investment Corporation (the “Investment Corporation”) is pleased to announced that the Investment Corporation has decided on the purchase of 6 additional assets today, as follows. Please refer to “Amended Forecasts of Performance for the First and Second Fiscal Terms” we announced separately today for the positive impact of this additional acquisition to the performance of the Investment Corporation.

1. Summary of Acquisition

(1) Additional Properties to be Acquired

	Name of Properties	Address	Seller	Purchase Price
D-4	Nagoya Plaza Bldg.	3-15-27 Sakae, Naka-ku, Nagoyashi, Aichi	Taiyo Yakuhin Co., Ltd.	5,807,351,330
A-18	COI Shibuya Kamiamacho Bldg.	7-10 Kamiyamacho, Shibuya-ku, Tokyo	Creed Corporation	1,460,000,000
A-19	Akasaka Wakamiya Bldg.	5-4-9 Akasaka, Minato-ku, Tokyo	Creed Corporation	850,000,000
B-12	Yokosuka Bayside Bldg.	1-21-10 Wakamatsuchou, Yokosuka, Kanagawa	Creed Corporation	1,545,000,000
D-5	Minami2jyou Plum Bldg.	3-11-1 Minami2jyou nishi, Chuo-ku, Sapporo, Hokkaido	Creed Corporation	1,030,000,000
B-11	Eisin Bldg.	2-31-1Eitai, Koutou-ku, Tokyo	Creed Corporation	1,650,000,000



(2) Sellers of the Properties

Company Name	Taiyo Yakuin Co., Ltd.
Location of Head Office	2-16-29, Marunouchi, Nakaku, Nagoyashi, Aichi
President	Aratani Shigeki
Paid-in capital	430 million yen
Main Business	Pharmaceutical manufacturing
Relationship with the Investment Corporation	Non-related

Company Name	Creed Corporation
Location of Head Office	3-2-5, Kasumigaseki, Chiyoda-ku, Tokyo
President	Toshihiko Muneyoshi
Paid-in Capital	4,223 million yen
Main Business	Real estate investment fund business, Principal investment business, etc.
Relationship with the Investment Corporation	A related party, as stipulated in the Investment Trust and Investment Corporation Act, that holds 80% of the voting rights of the asset management company.

(3) Schedule

	Name of Properties	Signing of Sales Contract	Purchase Date
D-4	Nagoya Plaza Bldg.	April 24, 2006	April 24, 2006
A-18	COI Shibuya Kamiyamacho Bldg.	May 10, 2006	May 16, 2006
A-19	Akasaka Wakamiya Bldg.	May 10, 2006	May 16, 2006
B-12	Yokosuka Bayside Bldg.	May 10, 2006	May 16, 2006
D-5	Minami2jyou Plum Bldg.	May 10, 2006	May 16, 2006
B-11	Eisin Bldg.	May 26, 2006	June 1, 2006

(4) Finance

Total Purchase price will be 12 billion yen and will be financed by cash in hand and bank loans. Bank loans will be a total of approximately 10 billion yen and withdrawn from the credit line in three parts.

Please refer to our official site “ Financial Data/ Debt Financing” for the details.

(5) Special Remarks

All but Nagoya Plaza Building have been purchased from Creed Corporation. It was difficult for the Investment Company to purchase these properties directly for various reason such as seller wanted to close the deal ASAP or the properties has some compliance or high vacancy problem to be solved.

Based on a memorandum with Creed Corporation, we asked Creed Corporation to temporarily own those buildings. Using the warehousing function, the Investment Corporation will be able to enhance its opportunities to acquire more properties while controlling the LTV and avoiding the dilution in the dividend per unit.



The acquisitions from Creed Corporation fall under the category of transactions with related parties and will be handled with extra caution following the internal rules of the Investment Corporation.

Purchase price from related parties cannot exceed the appraisal price by outside certified real estate appraiser.



2. Details of Additional Properties to be Acquired

① D-4 Nagoya Plaza Building

Center of Nagoya Commercial Area, Scarce Location with Great Accessibility

The Sakae area where this building is located has the second highest degree of business concentration in the Nagoya office market after the Meieki area. As the largest commercial area in Nagoya, Sakae is flourishing with a concentration of shopping facilities such as large department stores, high-end brand shops, and speciality stores. In this area, the building faces the flourishing Otsu Street and enjoys scarcity of location with high level of commercial activity and convenience to transportation (only a five-minute walk from the Sakae Station on the subway Higashiyama Line and the Meijo Line). The official appraisal of the land price of this area went up 30.3% this year. The building is also in a corner lot and has a high visibility. With its standard floor area of more than 3,300m², it is highly competitive in this area where properties with large floor space are scarce.

In addition, because the lower stories of the buildings along Otsu Street are extremely popular among commercial tenants, International brand merchandising store is the tenant of the lower stories of this building.

We expect firm demand to continue for this building going forward.

Type of asset		Real Estate
Address		3-15-27, Sakae, Nakaku, Nagoyashi, Aichi
Use		Office,Store
Structure		Steel-reinforced concrete structure with a flat roof and 11 stories above ground and 1 story underground
Area	Land area	666.74 m ²
	Total floor area	5,398.32 m ²
Type of ownership	Land	Ownership right (100%)
	Building	Ownership rights (100%)
Time of construction		April 23, 1982
PML		17.1%
Rentable Area		3,970.75 m ²
Occupancy Rate (as of March 31, 2006)		89.3%
Purchase Price		5,807 million yen
Appraisal	Appraisal value	5,676 million yen
	Time of appraisal	March 20, 2006
	Appraisal institution	Richi Location Analysis & Appraisal Institute



② A-18 COI Shibuya Kamiyamacho Building

Scarce New Building in Popular Shibuya Area

This is a new building, just completed in March 2006. As this building has above-average features that fit with the tenant needs, a discerning granite exterior, air-conditioning systems for individual room, and a high raised floor system, we believe that it has a high level of scarcity in an area that has a lack of new building supply.

This building is an 11 minute walk from the Shibuya Station on the JR Yamanote Line and eight minute walk from the Tokyo Metro Yoyogikoen Station. The NHK Broadcasting Center is in the neighborhood. In addition to the positive factor of access to two train stations, the share of companies with business relation with NHK and the mass media is high in neighboring buildings. Therefore, we believe that firm demand particularly from media-related companies can be expected for this building as well. The Building is almost full with such companies.

Type of asset		Real Estate
Address		7-10 Kamiyamacho, Shibuya-ku, Tokyo
Use		Office
Structure		Steel-structure with a flat roof and 5 stories above ground
Area	Land area	497.95 m ²
	Total floor area	1,524.95 m ²
Type of ownership	Land	Ownership right (100%)
	Building	Ownership rights (100%)
Time of construction		March 15, 2006
PML		12%
Rentable Area		1,321.54 m ²
Occupancy Rate (as of March 31, 20006)		77.0%
Purchase Price		1,460 million yen
Appraisal	Appraisal value	1,460 million yen
	Time of appraisal	April 1, 2006
	Appraisal institution	Richi Location Analysis & Appraisal Institute



③ A-19 Akasaka Wakamiya Building

Great Location, Strong Tenant Demand

This building is located in Akasaka, an office area with a high level of maturity. A number of office buildings there, which are situated on main roads, house leading Japanese and foreign companies in finance, telecommunication and manufacturing. Also, as Tokyo Broadcasting System, Inc. (TBS) is located behind this building, this area is recognized as a center for transmitting culture and fashion trends and the tenants in many of the buildings concentrated in this area are design and mass media related companies as well as Japanese and international brand merchandising stores and restaurants.

In this area, the building has extremely convenient access and enjoys scarcity of location, as it is located on busy Akasaka Street and only a minute walk to the No. 7 subway exit of the Tokyo Metro Akasaka Station. With a standard floor area of approximately 85m² and a good rectangular shape, we believe that the rentable space is easy for tenants to utilize. The occupancy rate went down after the departure of main tenants on the second to eighth floors, but leasing activity is going well and the occupancy rate are expected to rise further in the near future.

In addition, as further business concentration to this area is expected in the future due to the redevelopment plan of TBS in Akasaka 5-chome, derivative demand for this Building is highly likely.

Type of asset		Real Estate
Address		5-4-9 Akasaka, Minato-ku, Tokyo
Use		Office, Store
Structure		Steel-reinforced concrete structure with a flat roof and 8 stories above ground and 1 story underground
Area	Land area	119.16 m ²
	Total floor area	791.97 m ²
Type of ownership	Land	Ownership right (100%)
	Building	Ownership rights (100%)
Time of construction		May 17, 1988
PML		13%
Rentable Area		704.37 m ²
Occupancy Rate (as of March 31, 2006)		54.1%
Purchase Price		850 million yen
Appraisal	Appraisal value	850 million yen
	Time of appraisal	April 10, 2006
	Appraisal institution	Japan Real Estate Institute



④ B-12 Yokosuka Bayside Building

Center of Core Suburban City, Demand from Diverse Tenants

Yokosuka is a major urban city in the Miura Peninsula with population of 424,708 (March 1, 2006 estimate by Yokosuka City and was developed as a naval harbor city in old days. However, after being designated as a core city on April 1, 2001, it aims to become a cultural city with an international flair based on its slogan “international sea-side cultural city.”

The Yokosuka-chuo Station on the Keihin Kyuko Line, the nearest station to this building, has the largest number of passengers in whole Yokosuka area, and commercial facilities are concentrated in the neighborhood around the station. There are more than ten office buildings around the Yokosuka-chuo Station, but most of them are about a ten minute walk from the Station.

In this area, the building is situated in a superior location that is convenient to transportation with only a three-minute walk to Yokosuka-chuo Station, and is highly competitive in terms of location in the office market in Yokosuka. In addition, as it stands between the Yokosuka-chuo Station and official buildings such as the Yokosuka city office and the Yokosuka joint government building, it has high visibility. Since the specifications of the building are also suited for store use, we expect firm demand to continue in the future.

Type of asset		Real Estate
Address		1-21-10 Wakamatsuchou, Yokosuka, Kanagawa
Use		Office, Store
Structure		Steel-reinforced concrete structure (Partially reinforced concrete structure) with a flat roof and 7 stories above ground and 1 story underground
Area	Land area	800.32 m ²
	Total floor area	3,310.85 m ²
Type of ownership	Land	Ownership right (100%)
	Building	Sectional Ownership rights (100%)
Time of construction		December 7, 1981
PML		16.7%(office part), 12.7%(store part)
Rentable Area		2,184.34 m ²
Occupancy Rate (as of March 31, 20006)		95.6%
Purchase Price		1,545 million yen
Appraisal	Appraisal value	1,545 million yen
	Time of appraisal	April 1, 2006
	Appraisal institution	Richi Location Analysis & Appraisal Institute



⑤ D-5 Minami2jyou Plum Building:

Center of Sapporo Commercial Area, Scarce Location with Great Accessibility

The area around Odori Station where this building is located has a high level of commercial concentration, as all city subway lines in Sapporo enter Odori (= Broadway) Station. In addition, many department stores and commercial buildings are situated in this area along main roads.

In this area, the building is convenient to transportation with only a two-minute walk to the concourse subway exit of Odori Station and is located in a flourishing central commercial area of Sapporo that has many shopping facilities, such as the Sapporo branch of the Mitsukoshi Department Store, Sapporo Parco, and Sapporo Alta.

Although it is one block away from a main road, the building has high visibility as it stands on a corner lot. Since its exterior uses high-grade specifications and is expensive-looking, we believe that it is highly competitive with strong demand from speciality stores and merchandising shops oriented to the area. In fact, a high-end wine shop has become a tenant on the lower story of this building.

Taking these factors into consideration, we believe that solid demand will continue for this building in the future.

Type of asset		Real Estate
Address		3-11-1 Minami2jyou nishi, Chuoku, Sapporo, Hokkaido
Use		Office, Store
Structure		Steel-reinforced concrete structure with a flat roof and 7 stories above ground and 1 story underground
Area	Land area	200.36 m ²
	Total floor area	1,396.39 m ²
Type of ownership	Land	Ownership right (100%)
	Building	Sectional Ownership rights (100%)
Time of construction		June 5, 1990
PML		1%
Rentable Area		1,257.67 m ²
Occupancy Rate (as of March 31, 2006)		88.4%
Purchase Price		1,030 million yen
Appraisal	Appraisal value	1,030 million yen
	Time of appraisal	April 1, 2006
	Appraisal institution	Richi Location Analysis & Appraisal Institute



⑥ B-11 Eisin Building:

Excellent Access to Central Tokyo, High Grade Building

The area this building is located sees strong demand from companies who want to use it as a back-office area, because it has excellent access to central Tokyo districts via Eitai Street and the Tokyo Metro Tozai Line.

The building has good access and high visibility, as it is located on a corner lot facing Eitai Street and Kasaibashi Street and is only a three-minute walk from No. 3 Exit of the Monzennakacho Station on the Tokyo Metro Tozai Line and the Tokyo Public Subway Oedo Line. In addition, this building has a high-grade appearance, as its exterior walls are covered with granite stones and tiles, and its specifications are above the average for buildings in this area, such as rooms with a ceiling height of 2,600mm, individual air-conditioning systems, a high raised floor system, and a standard floor area of approximately 350 m².

Considering these factors, we believe that firm demand will continue in the future, as this building is highly competitive for tenants oriented to this area. Although the occupancy rate was 54.2% as of March 31, the rate is to rise to 100% at the time of acquisition, as lease agreements are expected to be concluded for vacant rooms in the remaining 45.8%.

Type of asset		Real Estate
Address		2-31-1Eidai, Koutouku, Tokyo
Use		Office, Parking Lot
Structure		Steel-reinforced concrete structure with a flat roof and 8 stories above ground and 1 story underground/
Area	Land area	611.65 m ²
	Total floor area	4,025.44 m ²
Type of ownership	Land	Ownership right (100%)
	Building	Ownership right (100%)
Time of construction		June 25, 1992
PML		15.6 %
Rentable Area		2,602.30 m ²
Occupancy Rate (as of March 31, 2006)		54.1%
Purchase Price		1,650 million yen
Appraisal	Appraisal value	1,650 million yen
	Time of appraisal	April 10, 2006
	Appraisal institution	Japan Real Estate Institute