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**For Translation Purposes Only**

**For Immediate Release**

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## Notice Concerning Change in Tenant

Japan Prime Realty Investment Corporation (JPR) today announced it received a notification concerning the cancellation of a lease contract from a tenant at MS Shibaura Building, a property owned by JPR, as described below.

### 1. Outline of Change in Tenant (Cancellation)

- |  |   |                                       |
|--|---|---------------------------------------|
| (1) Tenant name  | : | Deloitte Touche Tohmatsu LLC          |
| (2) Effective date of cancellation and floor space                 | : | July 31, 2014 3,922.74 m <sup>2</sup> |
| (3) Ratio to total leasable floor space of the property (Note 1)   | : | 27.1%                                 |
| (4) Ratio to total leasable floor space of all properties (Note 2) | : | 0.8%                                  |

Notes:

1. Ratio gained by dividing total cancelled floor space by the property's total leasable floor space of 14,469.72 m<sup>2</sup> (as of December 31, 2013)
2. Ratio gained by dividing total cancelled floor space by all owned properties' total leasable floor space of 467,207.08 m<sup>2</sup> (as of December 31, 2013)

### 2. Outlook

Concerning the cancellation of the lease contract, JPR will make no change to its operating forecasts for the 25th fiscal period ending June 30, 2014.