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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 Gotanda First Building, a property owned by JPR, as described below.

1. Outline of Change in Tenant (Cancellation)

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|--|---|---------------------------------------|
| (1) Tenant name | : | CMIC Holdings co., Ltd. |
| (2) Effective date of cancellation and floor space | : | June 30, 2015 4,236.65 m ² |
| (3) Ratio to total leasable floor space of the property (Note 1) | : | 99.8% |
| (4) Ratio to total leasable floor space of all properties (Note 2) | : | 0.9% |

Notes:

1. Ratio gained by dividing total cancelled floor space by the property's total leasable floor space of 4,243.58 m² (as of June 30, 2014)
2. Ratio gained by dividing total cancelled floor space by all owned properties' total leasable floor space of 467,175.54 m² (as of June 30, 2014)

2. Outlook

Concerning the cancellation of the lease contract, JPR will make no change to its operating forecasts for the 26th fiscal period ending December 31, 2014.