

January 19, 2015

For Immediate Release

Real Estate Investment Trust Securities Issuer:
NIPPON REIT Investment Corporation
1-17-18 Shinkawa, Chuo-ku, Tokyo
Hisao Ishikawa
Executive Officer
(Securities Code: 3296)

Asset Management Company:
Sojitz REIT Advisors K.K.
Hisao Ishikawa
President, Director & CEO

Contact:
Kanehisa Nango
General Manager
Corporate Planning Department
Finance & Planning Division
(TEL: +81-3-3552-8883)

**Notice Concerning Forecast of Management Status for
Fiscal Period Ending June 2015 and Fiscal Period Ending December 2015**

NIPPON REIT Investment Corporation ("NIPPON REIT") announces the following forecast of the management status of NIPPON REIT for the fiscal period ending June 2015 (from January 1, 2015 to June 30, 2015) and fiscal period ending December 2015 (from July 1, 2015 to December 31, 2015).

Details

1. Forecast of the management status for the fiscal period ending June 2015 and fiscal period ending December 2015

	Operating revenue	Operating income	Ordinary income	Net income	Distribution per unit (excluding distribution in excess of earnings)	Distribution in excess of earnings per unit
Fiscal period ending June 2015 (6th fiscal period)	4,524 mn yen	2,473 mn yen	1,997 mn yen	1,997 mn yen	6,568 yen	-
Fiscal period ending December 2015 (7th fiscal period)	5,045 mn yen	2,554 mn yen	2,215 mn yen	2,214 mn yen	7,282 yen	-

(Reference)

Fiscal period ending June 2015

Forecast number of investment units issued and outstanding at end of period: 304,060 units

Forecast net income per unit: 6,568 yen

Fiscal period ending December 2015

Forecast number of investment units issued and outstanding at end of period: 304,060 units

Forecast net income per unit: 7,282 yen

Disclaimer: This press release is a document for making a public announcement concerning forecast of the management status for the fiscal period ending June 2015 and fiscal period ending December 2015 of NIPPON REIT, and has not been prepared for the purpose of solicitation for investment. Investors should ensure that they read the prospectus for the issuance of new investment units and secondary distribution of investment units, as well as any amendments thereto, prepared by NIPPON REIT before they invest. Investors who make any investment do so at their own risk and discretion.

2. Reason of Announcement

A meeting of the board of officers of NIPPON REIT held today passed a resolution deciding the issuance of new investment units and secondary distribution of investment units with an aim to raise funds to be allocated to an acquisition of specified assets, etc. After such resolution, this press release is published to announce the forecast of management status for the fiscal period ending June 2015 and fiscal period ending December 2015.

The forecast of management status for the fiscal period ending December 2014 is not being revised at this point in time.

(Note 1) The forecast of the management status for the fiscal period ending June 2015 and fiscal period ending December 2015 is calculated based on the assumptions stated in the attached "Assumptions Underlying Forecast of Management Status for Fiscal Period Ending June 2015 and Fiscal Period Ending December 2015." Accordingly, discrepancies with the assumptions may arise due to fluctuation in rent income accompanying future additional acquisition or sale of real estate, etc., change in tenants and other events, incurrence of unexpected repairs and other change in the management environment, fluctuation in interest rates, the actually determined number of new investment units to be issued and issue price, or future additional issuance of new investment units and other events, and the actual operating revenue, operating income, ordinary income, net income, distribution per unit (excluding distribution in excess of earnings) and distribution in excess of earnings per unit may vary as a result. The forecast is not a guarantee of the amount of distributions.

(Note 2) NIPPON REIT may revise the forecast in the event that it expects discrepancies above a certain level from the forecast above.

(Note 3) Amounts are rounded down to the nearest specified unit, and % figures are rounded to one decimal place.

*This material is distributed to the press club of the Tokyo Stock Exchange (Kabuto Club), the press club of the Ministry of Land, Infrastructure, Transport and Tourism, and the press club for construction trade publications of the Ministry of Land, Infrastructure, Transport and Tourism.

*NIPPON REIT Investment Corporation website: <http://www.nippon-reit.com/>

This notice is the English translation of the original Japanese document and is provided solely for information purposes. There is no assurance as to the accuracy of the English translation. In the event of any discrepancy between this translation and the Japanese original, the latter shall prevail.

Disclaimer: This press release is a document for making a public announcement concerning forecast of the management status for the fiscal period ending June 2015 and fiscal period ending December 2015 of NIPPON REIT, and has not been prepared for the purpose of solicitation for investment. Investors should ensure that they read the prospectus for the issuance of new investment units and secondary distribution of investment units, as well as any amendments thereto, prepared by NIPPON REIT before they invest. Investors who make any investment do so at their own risk and discretion.

[Attachment]

Assumptions Underlying Forecast of Management Status for
Fiscal Period Ending June 2015 and Fiscal Period Ending December 2015

Item	Assumption
Calculation period	<ul style="list-style-type: none"> Ø Fiscal period ending June 2015 (6th fiscal period): (from January 1, 2015 to June 30, 2015) (181 days) Ø Fiscal period ending December 2015 (7th fiscal period): (from July 1, 2015 to December 31, 2015) (184 days)
Assets under management	<ul style="list-style-type: none"> Ø The assumption is that, in addition to the real estate trust beneficiary rights held by NIPPON REIT as of today (total of 22 properties) (the "acquired assets"), the real estate trust beneficiary rights scheduled to be newly acquired (total of 31 properties) (the "to-be-acquired assets") will be acquired on a respective scheduled date without delay, and there will be no change (acquisition of new property, disposition of portfolio property, etc.) through to the end of the fiscal period ending December 2015. For details of the acquisition of the to-be-acquired assets, please refer to the "Notice Concerning Acquisition and Leasing of Asset" dated today. Ø In actual practice, change may arise due to acquisition of new property other than the to-be-acquired assets, or disposition of portfolio property, etc.
Operating revenue	<ul style="list-style-type: none"> Ø The assumption is operating revenue of the acquired assets and to-be-acquired assets. Lease business revenue, which is calculated on the basis of historical data in the case of the acquired assets and on the basis of information provided by the current owner or current trust beneficiary of the respective property in the case of the to-be-acquired assets and respectively taking into account such factors as market trends and property competitiveness, is expected to be 4,518 million yen in the fiscal period ending June 2015 and 5,045 million yen in the fiscal period ending December 2015. Ø Dividends received is assumed to be 5 million yen in the fiscal period ending June 2015 and no dividends received is assumed in the fiscal period ending December 2015. Ø Operating revenue is based on the assumption that there will be no delinquent or unpaid rent by tenants.
Operating expenses	<ul style="list-style-type: none"> Ø Expenses related to rent business other than depreciation, which are calculated on the basis of historical data in the case of the acquired assets and on the basis of information provided by the current owner or current trust beneficiary of the respective property in the case of the to-be-acquired assets and respectively reflecting factors causing fluctuation in expenses, are expected to be 1,184 million yen in the fiscal period ending June 2015 and 1,349 million yen in the fiscal period ending December 2015. Ø Depreciation, which is calculated using the straight-line method inclusive of incidental expenses, etc., is assumed to be 549 million yen in the fiscal period ending June 2015 and 596 million yen in the fiscal period ending December 2015. Ø In general, fixed asset tax and city planning tax upon transactions of real estate, etc. are calculated on a pro rata basis and reimbursed at the time of acquisition with the current owner, but the amount equivalent to the reimbursement is included in the cost of acquisition and thus not recognized as expenses. Accordingly, in the case of JS Progres Building acquired on January 8, 2015 and the to-be-acquired assets, fiscal 2015 fixed asset tax and city planning tax are not recognized as expenses in the fiscal period ending June 2015 and fiscal period ending December 2015. Furthermore, the total amount of fixed asset tax and city planning tax included in the cost of acquisition of JS Progres Building and the

Disclaimer: This press release is a document for making a public announcement concerning forecast of the management status for the fiscal period ending June 2015 and fiscal period ending December 2015 of NIPPON REIT, and has not been prepared for the purpose of solicitation for investment. Investors should ensure that they read the prospectus for the issuance of new investment units and secondary distribution of investment units, as well as any amendments thereto, prepared by NIPPON REIT before they invest. Investors who make any investment do so at their own risk and discretion.

	<p>to-be-acquired assets is assumed to be 173 million yen in the fiscal period ending June 2015 and 223 million yen in the fiscal period ending December 2015.</p> <ul style="list-style-type: none"> Ø Repair expenses are recognized in the amount assumed to be necessary based on the repair plan formulated by the asset management company (Sojitz REIT Advisors K.K.) using as reference the engineering report obtained for each property. However, such factors as repairs possibly arising from unforeseeable causes, the variation in the amount depending on the fiscal year generally being large and not being an amount that arises periodically may result in repair expenses differing materially from the forecast amount. Ø Asset management fee is expected to be 216 million yen in the fiscal period ending June 2015 and 406 million yen in the fiscal period ending December 2015. Furthermore, of the asset management fee, acquisition fee is included in the cost of acquisition and thus not recognized as expenses.
Non-operating expenses	<ul style="list-style-type: none"> Ø The total amount payable in expenses associated with the issuance of new investment units, which were decided at a meeting of the board of officers of NIPPON REIT held today, is expected to be 118 million yen and assumed to be recognized as expenses in a lump sum in the fiscal period ending June 2015. Ø Interest expenses and other borrowing related expenses are expected to be 356 million yen in the fiscal period ending June 2015 and 339 million yen in the fiscal period ending December 2015.
Loans	<ul style="list-style-type: none"> Ø NIPPON REIT's outstanding balance of interest-bearing liabilities as of today is 45,720 million yen. Ø In addition, an amount of 29,000 million yen in February 2015 and 3,500 million yen in March is scheduled to be borrowed from qualified institutional investors as provided in Article 2, Paragraph 3, Item 1 of the Financial Instruments and Exchange Act (provided, however, that this shall be limited to those falling under the category of institutional investors as specified in Article 67-15 of the Act on Special Measures Concerning Taxation), but the assumption is that, in the event that new investment units are issued by way of third-party allotment for the maximum number of 7,250 units stated in the "Investment units" column below, the proceeds thereof will be used as the source of funds to repay 2,500 million yen in loans in the fiscal period ending June 2015. Ø The assumption is that out of the loans which will come due before the end of the fiscal period ending December 2015 (short-term loans of 8,150 million yen), 50 million yen will be repaid with cash reserves and the remaining 8,100 million yen will be refinanced. Ø Expecting refund of consumption taxes accompanying the acquisition of JS Progres Building and the to-be-acquired assets during the fiscal period ending December 2015, the assumption is that the concerned refund will be used as the source of funds to repay 500 million yen in loans in the fiscal period ending December 2015. Ø LTV as at the end of the period is expected to be a 44.1% level in the fiscal period ending June 2015 and a 43.9% level in the fiscal period ending December 2015. Ø The following formula is used in the calculation of LTV. $\text{LTV} = \frac{\text{Total interest-bearing liabilities estimated}}{\text{Total assets estimated}} \times 100$ Ø LTV may vary depending on the issue amount of the new investment units to be issued this time.

Disclaimer: This press release is a document for making a public announcement concerning forecast of the management status for the fiscal period ending June 2015 and fiscal period ending December 2015 of NIPPON REIT, and has not been prepared for the purpose of solicitation for investment. Investors should ensure that they read the prospectus for the issuance of new investment units and secondary distribution of investment units, as well as any amendments thereto, prepared by NIPPON REIT before they invest. Investors who make any investment do so at their own risk and discretion.

Investment units	<p>Ø The assumption is that the number of investment units amounts to 304,060 units which are to be consisted of the number of investment units scheduled to be newly issued in the issuance of new investment units through public offering (145,000 units) and issuance of new investment units by way of third-party allotment (maximum of 7,250 units), which were decided at a meeting of the board of officers of NIPPON REIT held today, in addition to 151,810 units outstanding as of today.</p> <p>Ø The assumption is that there will be no change in the number of investment units due to issuance of new investment units, etc. other than the above through to the end of the fiscal period ending December 2015.</p>
Distribution per unit	<p>Ø Distribution per unit is calculated based on the assumption that the entire amount of earnings will be distributed in accordance with the cash distribution policy set forth in the articles of incorporation of NIPPON REIT.</p> <p>Ø Distribution per unit may vary materially due to various factors, including fluctuation in rent income accompanying future additional acquisition or sale of real estate, etc., change in tenants and other events, incurrence of unexpected repairs and other change in the management environment, fluctuation in interest rates, the actually determined number of new investment units to be issued and issue price, or future additional issuance of new investment units and other events.</p>
Distribution in excess of earnings per unit	<p>Ø There are no plans at this time to distribute cash in excess of earnings.</p>
Other	<p>Ø The assumption is that there will be no revision of laws and regulations, tax systems, accounting standards, listing regulations, rules of The Investment Trusts Association, Japan, etc. that will impact the forecast figures above.</p> <p>Ø The assumption is that there will be no unforeseen serious change in general economic trends and real estate market conditions, etc.</p>

Disclaimer: This press release is a document for making a public announcement concerning forecast of the management status for the fiscal period ending June 2015 and fiscal period ending December 2015 of NIPPON REIT, and has not been prepared for the purpose of solicitation for investment. Investors should ensure that they read the prospectus for the issuance of new investment units and secondary distribution of investment units, as well as any amendments thereto, prepared by NIPPON REIT before they invest. Investors who make any investment do so at their own risk and discretion.