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For Translation Purpose Only
For Immediate Release

Japan Prime Realty Investment Corporation
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Amendment to the Notice Concerning Property Acquisition (Conclusion of Contract) “Shinjuku Square Tower (additional ownership)”

Japan Prime Realty Investment Corporation (JPR) announces the following amendment to its press release “Notice Concerning Property Acquisition (Conclusion of Contract) “Shinjuku Square Tower (additional ownership)”” dated October 20, 2015.

Details

1. Place of Amendment

“3. Details of Property for Acquisition”

2. Details of Amendment

“Total Leasable Floor Space/ Total Leased Floor Space” item of the table and (Note 5) are amended as follows:

[Prior to Amendment]

(4) Status of Leasing	
Number of Tenants (Main Tenant)	1 (Tokyo Tatemono, Co., Ltd.)
Rent Fee (Annual)	¥47 million (excluding common service fee, etc.)
Lease and Guarantee Deposit	¥0 million
Total Leasable Floor Space /Total Leased Floor Space	Total Leasable Floor Space : 6,954.24m ² / Total Leased Floor Space : 6,954.24m ²
Occupancy Rate	100.0%

(Note 5) “Gloss floor area” displays the overall floor space of I-Town as indicated in the registry. The exclusive area of all of the Property as indicated on the completion drawing is 29,053.16 m², and the area of registered exclusive area for ownership interest to be acquired by JPR is 1,353.04 m².

[After Amendment (underlined parts)]

(4) Status of Leasing	
Number of Tenants (Main Tenant)	1 (Tokyo Tatemono, Co., Ltd.)
Rent Fee (Annual)	¥47 million (excluding common service fee, etc.)
Lease and Guarantee Deposit	¥0 million
Total Leasable Floor Space /Total Leased Floor Space	Total Leasable Floor Space : <u>1,353.05m²</u> / Total Leased Floor Space : <u>1,353.05m²</u>
Occupancy Rate	100.0%

(Note 5) “Gloss floor area” displays the overall floor space of I-Town as indicated in the registry. The exclusive area of all of the Property as indicated on the completion drawing is 29,053.16 m², and the area of registered exclusive area for ownership interest to be acquired by JPR is 1,309.64 m².