

November 13, 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)

Performance Report (July – September 2015)

NIPPON REIT Investment Corporation (“NIPPON REIT”) announces the commencement of creating the “Performance Report” (the “Report”).

The Report is intended to provide investors with the latest status of the internal growth of NIPPON REIT’s properties disclosed each fiscal period in “Investors presentation”, such as occupancy rate, tenant turnover, leasing activities, rent revisions and capital expenditure and to help investors’ understanding.

The Report will be updated every three months hereafter.

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

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.

Performance Report (July-Sep. 2015)

Nov. 13, 2015



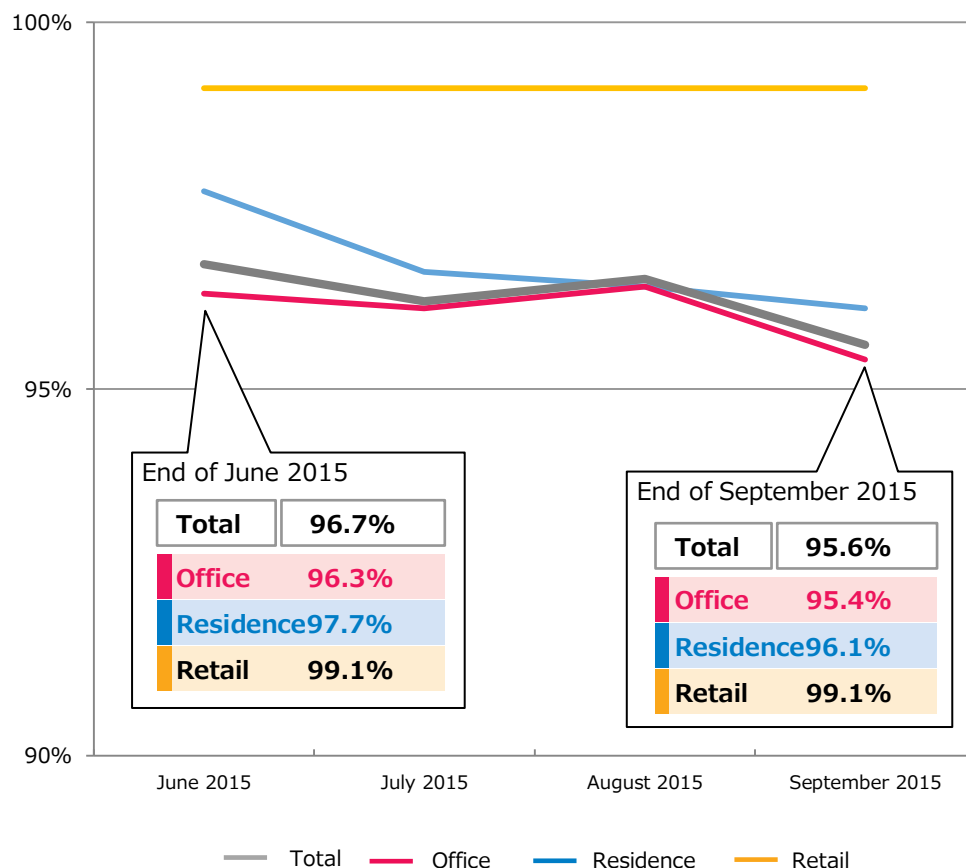
NIPPON REIT
Investment Corporation

<http://www.nippon-reit.com/en/>

Occupancy Rate Trends

Occupancy Rate Trends

- Office : 11 properties were acquired in July. Occupancy rate dropped from 96.3% to 95.4% due to tenant leave from JS Progres Building and ANTEX24 Building.
- Residence : Dropped from 97.7% to 96.1%, caused by occupancy rate decline in Tower Court Kitashinagawa due to seasonal decrease in rental housing demand.



Major Factors Affecting Occupancy Rate

Major factors affecting occupancy rate (June 2015- Sep. 2015)

Occupancy rate increase

FORECAST Sakurabashi	(85.4% →100% + 956.23㎡)
Towa Higashi Gotanda Building	(82.2% →100% +523.19㎡)
Marunouchi Sanchoe Building	(94.7% →100% + 222.67㎡)

Occupancy rate decrease

Higashi Ikebukuro Center Building ⁽¹⁾	(87.9% →75.8% ▲510.50㎡)
JS Progres Building	(100% →90.3% ▲1,164.13㎡)
Itohpia Iwamotocho Annex	(100% →87.2% ▲390.73㎡)
ANTEX24 Building	(100% →73.5% ▲601.18㎡)
Tower Court Kitashinagawa	(96.0% →91.4% ▲774.42㎡)

New Leases and Termination Notices

Large Scale New Leases and Termination Notices
(June 2015-Sep. 2015)

New Lease	Ratio to leasable floor space	Schedule
Higashi Ikebukuro Center Building ⁽¹⁾	(2,934.84㎡ 69.6%	Aug.,Oct.2015)
Termination Notices Received	Ratio to leasable floor space	Schedule
JS Progres Building	(3,549.39㎡ 29.6%	Jan.2016)
New River Building	(1,476.84㎡ 38.0%	Jan.,Feb.2016)
Itohpia Iwamotocho 2-chome Building	(724.22㎡ 21.0%	Dec.2015)
Mitsui Woody Building	(595.42㎡ 14.9%	Dec.2015)
Itohpia Iwamotocho Annex Building	(412.40㎡ 13.5%	Nov.2015)
Shinto GINZA EAST	(306.44㎡ 25.6%	Jan.,Mar.2016)

Note

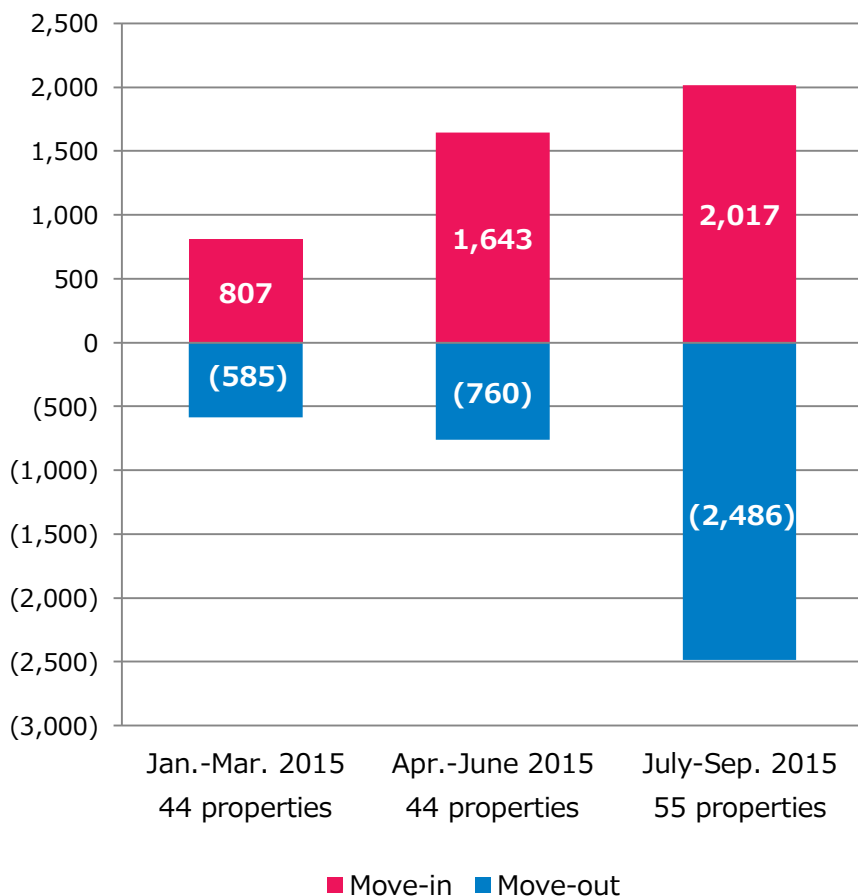
1. Occupancy rate of Higashi Ikebukuro Center Building improved to 100% in Oct. 2015 after conclusion of lease contract for 4 floors in Aug. 2015 and 2 floors in Oct. 2015.

Tenant Turnover for Office Properties / Properties Under Leasing Initiative

Tenant Move-in and Move-out for Office properties

(Total leasable area of office properties 63,119 tsubos)
*as of end of September

(floor space: tsubo)



Properties Under Leasing Initiative

Property Name	Occupancy rate		Leasing Initiative and Status
	June 2015	Sep. 2015	
FORECAST Sakurabashi	85.4%	100%	Occupancy rate improved to 100% in Aug.2015 as a result of various leasing promotion activities.
Higashi Ikebukuro Center Building	87.9%	75.8%	Occupancy rate improved to 100% in Oct.2015 as a result of various leasing promotion activities.
(Tentative) FORECAST Shinagawa	83.3%	83.3%	Received tenancy application for one floor. Occupancy rate is scheduled to improve to 100% in Dec.2015.
Towa Higashi Gotanda Building	82.2%	100%	Occupancy rate improved to 100% in Sep.2015 as a result of a tie-up with a leasing manager.
Mitsui Woody Building	79.2%	79.2%	Under negotiation with multiple candidates. Planning to promote leasing activities (facility renewals and tenant viewing, etc.)
ANTEX24 Building	100%	73.5%	Leasing promotion activities (facilities renewals and tenant viewing ,etc.) has been taken and under negotiation with multiple candidates.
Itabashi Honcho Building	86.3%	86.3%	Occupancy rate improved to 100% in Nov.2015 as a result of a tie-up with a leasing manager.
Toranomon Sakura Building	58.1%	58.1%	Leasing promotion activities (tenant viewing, etc.) has been taken and under negotiation with multiple candidates
JS Progres Building	100%	90.3%	Leasing promotion activities (tenant viewing ,etc.) has been taken and under negotiation with multiple candidates Scheduled Occupancy Rate ⁽¹⁾ : 60.7% (Feb. 2016)
New River Building	100%	100%	Entrance renewal has been implemented and promoting leasing activities. Scheduled Occupancy Rate ⁽¹⁾ : 62.0% (Mar. 2016)

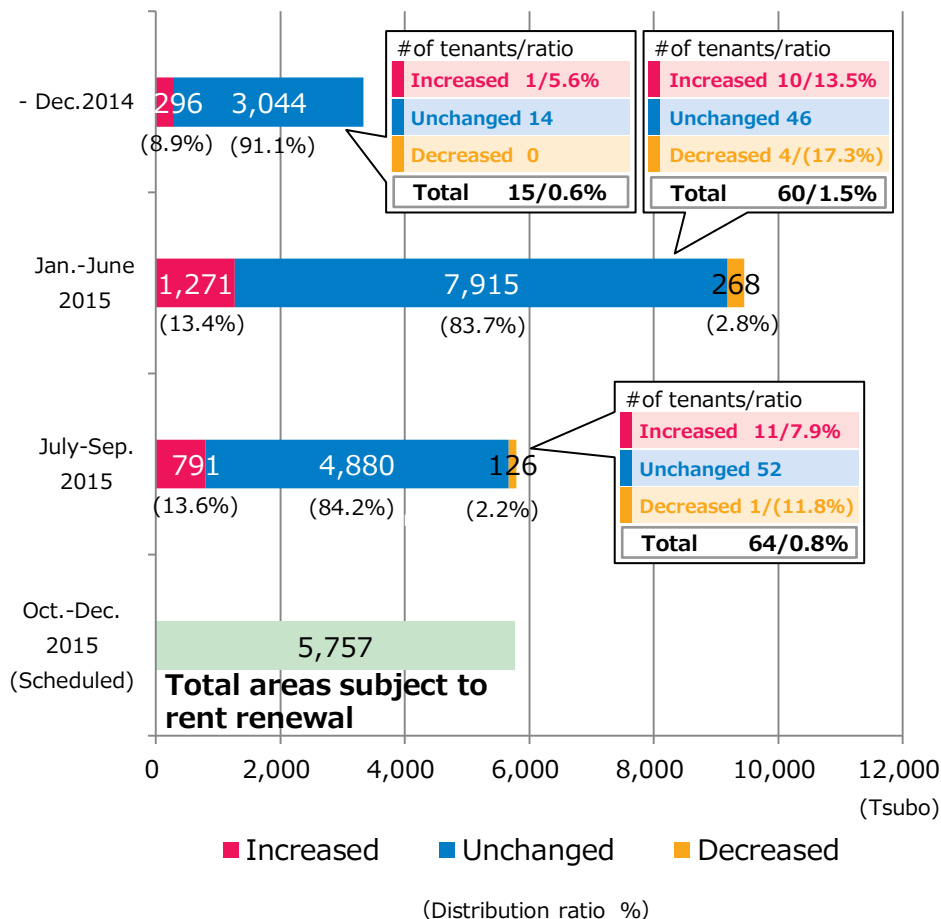
Note

1. Scheduled occupancy rate is reflecting scheduled move-out areas which we have received termination notice.

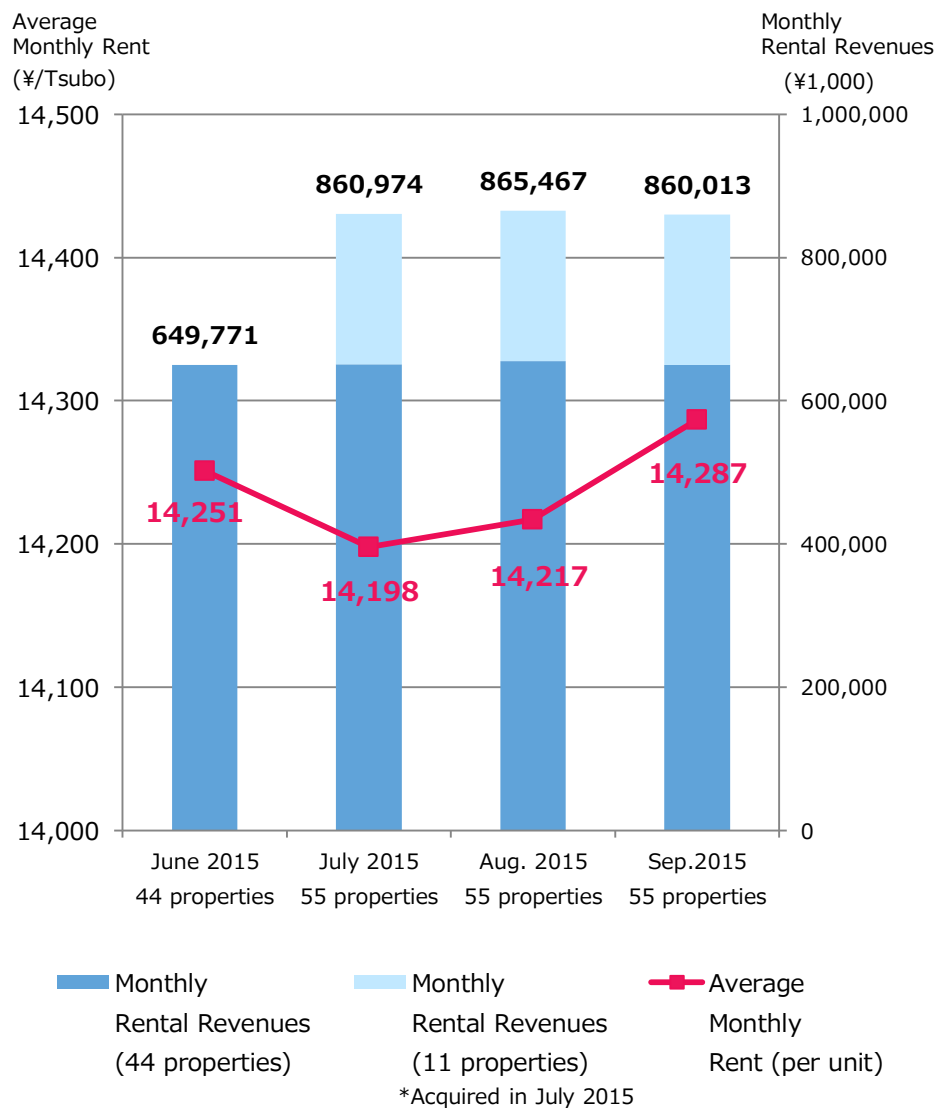
Overview of Rent Revision

Rent Revisions for Existing Office Tenants

- 11 tenants (791.15 tsubos) covering 13.6% of the total 64 tenants (5,796.91 tsubos) accepted rent increase.



Track Record of Office Average Rent/Rental Revenues



Engineering Management

Engineering Management

Well-planned Capital Expenditures

- 1
- Repairs, improvements and maintenance works necessary to maintain and improve the value of our portfolio over the long term

Strategic Value-added Expenditures

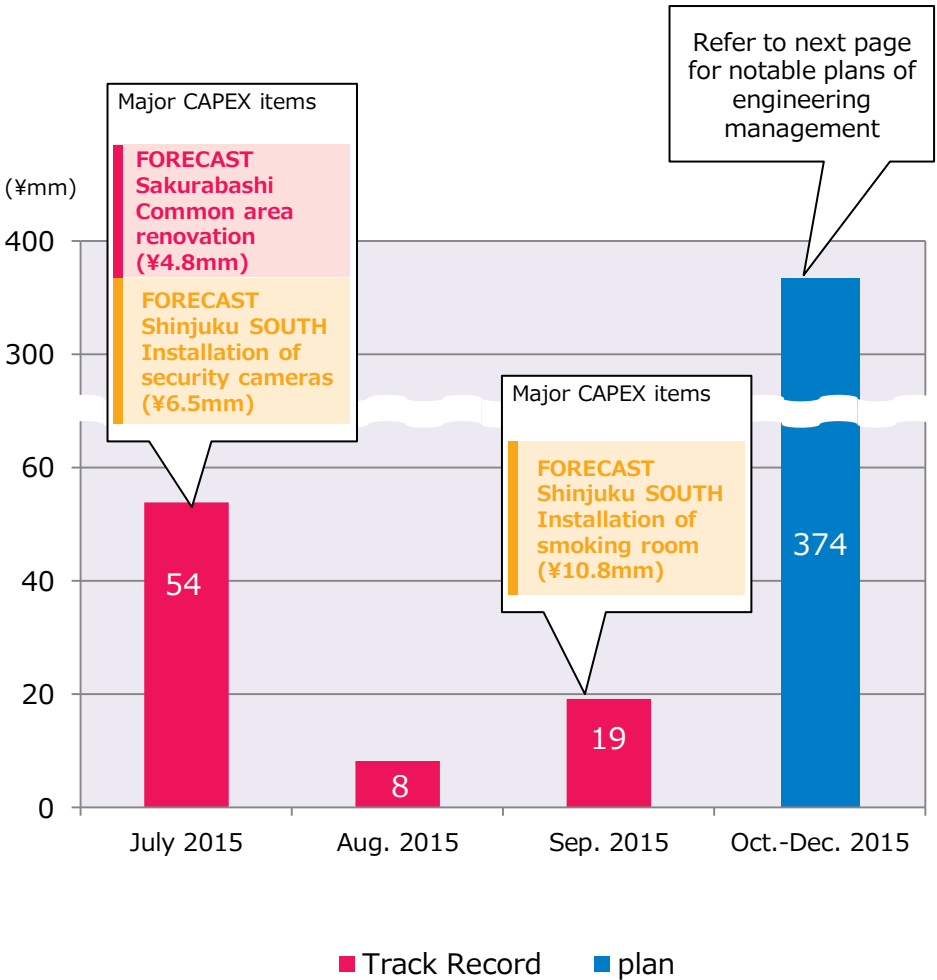
- 2
- Value-added expenditures conducive to increased property competitiveness and effective leasing activities

- Increase our properties' competitiveness in the market
 - Shorten the period necessary to find new tenants
 - Increase in rents
- 3
- Value-added expenditures for cost reduction





- Make improvements to our existing equipment and machineries in our properties and/or install new equipment and machineries for purposes of conserving energy and making the properties more eco-friendly
 - Reduce management costs
- 4
- Flexible asset management to improve tenant satisfaction

- Understand specific tenant needs to improve tenant satisfaction and minimize tenant vacancy risk
 - Maintain stable revenues and reduce leasing costs through expenditures aimed at improving tenant satisfaction

Track Record and Plan of Capital Expenditures



(1) Track Records

Property Name	Contents
FORECAST Sakurabashi  	1. Common Area Renovation <ul style="list-style-type: none"> Implemented renovation of restrooms on a vacant floor. The new contract was executed in July 2015 and commenced in Aug. 2015. Based on the tenant survey, implemented renovation of elevators including interior and exterior renewal as well as safety improvement through control system renewal. The renovation works completed in Sep. 2015.
Mejiro NT Building 	2. Effective Use of Extra Space of Grounds <ul style="list-style-type: none"> After reviewing the effective use of an extra space on the west side of the ground, we have set up six extra coin-parking lots for lease and expect ¥2.52 mm p.a. revenue increase. Execution of lease contract : Sep.2015 Completion and open : Oct. 2015
4 Office Properties   	3. Energy Cost Reduction <ul style="list-style-type: none"> With an aim to reduce energy costs, changed the energy provider (PPS) for 4 properties (FORECAST Shinjuku SOUTH, FORECAST Sakurabashi, Itabashi Honcho Building and (Tentative) FORECAST Takadanobaba). About 5.3% p.a. (¥7.96mm) energy cost reduction is estimated on a trial calculation basis. Execution of contract : July 2015

(2) Future Measures

Property Name	Contents
FORECAST Nishishinjuku 	1. Effective use of Extra Space of Building <ul style="list-style-type: none"> An extra leasable space on the B1F has secured under the favor of the latest legal revision and to be leased to an existing tenant. Execution of lease contract : Nov.2015 (SCHED) Commencement of lease : Dec.2015 (SCHED)
Higashi Ikebukuro Center Building, ANTEX 24 Building  	2. Renewal of Equipments Utilizing Subsidies(*) <ul style="list-style-type: none"> With an aim to conduct effective leasing activities and improve tenant satisfaction, implementing renewal of air-conditioning systems and installment of LED lights. Completion of renewal : Dec.2015 (SCHED) Receipt of subsidies : Mar. 2016 (SCHED) <p>*Qualified by Sustainable Open Innovation Initiative for energy-saving renovation.</p>
40 Office Properties    	3. Energy Cost Reduction <ul style="list-style-type: none"> With an aim to reduce energy costs, a bidding process participated by nine energy providers (PPS) will be conducted for 40 properties. About 9.7% p.a. (¥58mm) energy cost reduction is estimated on a trial calculation basis. Execution of contract : Dec. 2015(SCHED)

This presentation material may include forward-looking statements on the financial standing and operating results of NIPPON REIT. These forward-looking statements include portions that assume certain risks and uncertainty. As such, please note that actual results may differ due to changes in the business environment in the future and other factors.

The purpose of this presentation material is to provide information of NIPPON REIT, and not to solicit investments in or recommend trading of specific products. NIPPON REIT assumes no responsibility for any problems, losses or damage resulting from any activity related to decisions based on the information on this presentation material.

In addition, please note that NIPPON REIT cannot take any responsibility for any damage occurring from any falsification of texts, leakage of texts and content, unauthorized use by third parties or any other accidents that are not attributable to NIPPON REIT.

The content may be changed without notice, and NIPPON REIT does not bear any responsibility for any problems, losses or damage caused by the action.

Furthermore, the forecast of the management status for the fiscal period ending December 2015 (from July 1, 2015 to December 31, 2015) and June 2016 (from January 1, 2016 to June 30, 2016) announced in the "Summary of Financial Results for the Fiscal Period Ended June 30, 2015 (REIT)" dated August 20, 2015 remains unchanged.

Contact for inquiries

 **Sojitz REIT Advisors K.K.**

TEL: +81-3-3552-8883

<http://www.sojitz-sra.com/>