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For Translation Purposes Only

For Immediate Release

Japan Prime Realty Investment Corporation
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**Notice Concerning Quake-Absorbing and Vibration Control Oil Dampers
Manufactured by KYB Corporation and Kayaba System Machinery**

Japan Prime Realty Investment Corporation (JPR) announced in light of the announcement of ‘Non-compliance of quake-absorbing and vibration control oil dampers manufactured by KYB Corporation and Kayaba System Machinery with the certification of the Minister of Land, Infrastructure, Transport and Tourism’ by the Ministry of Land, Infrastructure, Transport and Tourism on October 16, 2018 that it was revealed vibration control oil dampers (Non-Conforming Products) manufactured by KYB Corporation and Kayaba System Machinery which deviate from the standards stipulated in contracts concluded with customers due to the falsification of performance inspection data were used in some parts of one of JPR’s properties as a result of an investigation of the properties it owns.

Moreover, KYB Corporation has announced its policy to urgently replace the Non-Conforming Products, and such events will have no impact on the operating forecasts of JPR for the fiscal period ending December 31, 2018 and the fiscal period ending June 30, 2019.