

December 26, 2018

For Translation Purposes Only For Immediate Release

Japan Prime Realty Investment Corporation Satoshi Okubo, Executive Officer (Securities Code: 8955) Asset Management Company: Tokyo Realty Investment Management, Inc. Yoshihiro Jozaki, President and CEO <u>Inquiries:</u> Yoshinaga Nomura, Director and CFO (TEL: +81-3-3516-1591)

Notice Concerning Reacquisition of DBJ Green Building Certification

Japan Prime Realty Investment Corporation (JPR) announced that it reacquired DBJ Green Building Certification for ten of its owned properties (Olinas Tower, JPR Sendagaya Bldg., Rise Arena Bldg., Omiya Prime East, Oval Court Ohsaki Mark West, Shinagawa Canal Bldg., Yume-ooka Office Tower, Kanematsu Bldg., JPR Crest Takebashi Bldg. and BYGS Shinjuku Bldg. (the "Properties")) on December 26, 2018, as described below.

Details

1. Overview of DBJ Green Building Certification

The DBJ Green Building Certification System ("the System") is a system of certifying buildings using a scoring model originally developed by Development Bank of Japan Inc. which selects blue-chip buildings that meet the demands of the times. Its purpose is to promote real estate that are friendly to the environment, sufficiently equipped to prevent crime and mitigate disasters, as well as meet the various social requirements of real estate stakeholders ("Green Buildings").

For details of the System, please refer to <u>http://igb.jp/en/</u>, website jointly operated by Development Bank of Japan Inc. and Japan Real Estate Institute.

2. DBJ Green Building Certification Assessment Level

JPR has already acquired certification ("the Certification") under the System for 17 properties and reacquired the Certification for ten properties whose certification will expire. JPR has continuously implemented environmental and energy-saving measures at its owned office buildings as well as implementing efficient energy use. In the reacquisition of the Certification for the Properties, energy-saving measures such as the adoption of LED lighting and introduction of automatic faucets after the previous acquisition of certification were evaluated and the assessment levels of five properties were improved.



The assessment level of the Properties is as follows.

Property Name		tion Level
(Location)	After Reacquisition	Before Reacquisition
Olinas Tower (4-1-3 Taihei, Sumida-ku, Tokyo)	Properties with the best class environmental & social awareness 2018	Properties with exceptionally high environmental & social awareness 2016
JPR Sendagaya Bldg. (4-23-5 Sendagaya, Shibuya-ku, Tokyo)	Properties with exceptionally high environmental	Properties with excellent environmental & social awareness 2016 COO
Oval Court Ohsaki Mark West (17-1 Higashi-Gotanda 2-chome, Shinagawa-ku, Tokyo)	& social awareness 2018	Properties with high environmental & social awareness 2016 👀
Shinagawa Canal Bldg. (12-33 Konan 2-chome, Minato-ku, Tokyo) Rise Arena Bldg. (5-2 Higashi-Ikebukuro 4-chome,	Properties with	Properties with excellent environmental
Toshima-ku, Tokyo) Omiya Prime East (1-1, etc. Shimocho 2-chome, Omiya-ku, Saitama-shi, Saitama)	excellent environmental & social awareness 2018	& social awareness 2016
Yume-ooka Office Tower (6-1 Kamiooka Nishi 1-chome, Konan-ku, Yokohama-shi, Kanagawa) Kanematsu Bldg. (14-1 Kyobashi 2-chome, Chuo-ku, Tokyo) BYGS Shinjuku Bldg. (19-1 Matsugaya 2-chome, Shinjuku-ku, Tokyo)		Properties with high environmental & social awareness 2016 COO
JPR Crest Takebashi Bldg. (21-4, etc. Kanda-Nishikicho 3-chome, Chiyoda-ku, Tokyo)	Properties with high environmental & social awareness 2018 👀	Properties with high environmental & social awareness 2016 CO



(Reference)

List of properties for which JPR has already acquired the Certification other than the Properties (as of December 26, 2018)

Certification Level	Property Name	Location
Properties with the best class environmental & social awareness 2017	Tokyo Square Garden	1-1 Kyobashi 3-chome, Chuo-ku, Tokyo
Properties with exceptionally high environmental & social awareness 2016	Yakuin Business Garden	1-1 Yakuin 1-chome, Chuo-ku, Fukuoka-shi, Fukuoka
Properties with high environmental & social awareness	Minami Azabu Bldg.	12-3 Minami-Azabu 2-chome, Minato-ku, Tokyo
2017 ၹ	JPR Chiba Bldg.	1-7, etc. Shinmachi, Chuo-ku, Chiba-shi, Chiba
Properties with high	JPR Nihonbashi-horidome Bldg.	11-12 Nihonbashi-Horidomecho 1-chome, Chuo-ku, Tokyo
environmental & social awareness	JPR Ueno East Bldg.	3-5 Matsugaya 1-chome, Taito-ku, Tokyo
2016 ၹ	JPR Naha Bldg.	1-19 Matsugaya 1-chome, Naha, Okinawa

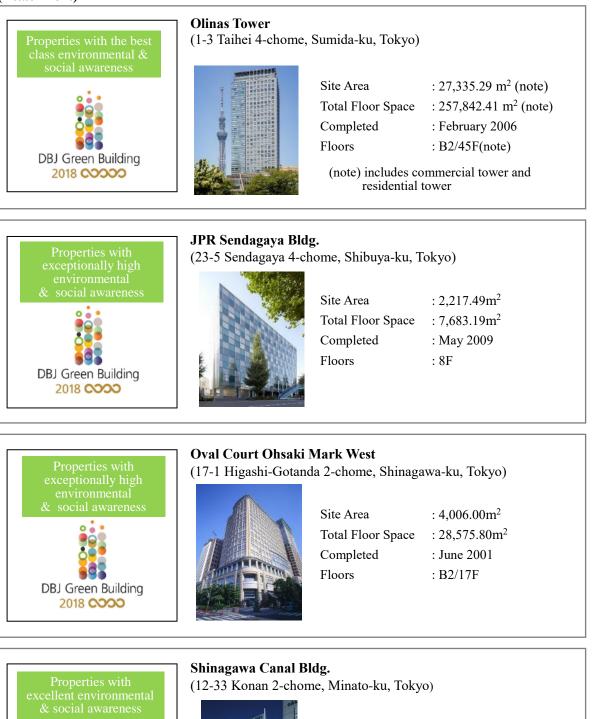
3. Future Measures

In order to perpetually enhance the value of its owned office buildings, JPR has implemented a brand strategy called "A/3S" (with the three S's of Service, Safety and Save Energy as the core, providing the best A (Amenities)) ("JPR Brand Strategy"), and proactively promoted not only energy-saving measures but also various efforts to increase tenant satisfaction.

JPR will, as part of the JPR Brand Strategy, continue to advance measures, collaborating with the Property Manager in terms of environmental and energy-saving measures at its owned office buildings as well as increasing their efficiency of energy use.



(Attachment)





DBJ Green Building 2018 COO

Site Area	: 828.82m ²
Total Floor Spa	ace : $5,216.21$ m ²
Completed	: March 1997
Floors	: B1/8F

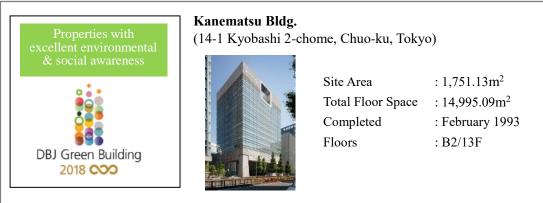


Japan Prime Realty Investment Corporation











Japan Prime Realty Investment Corporation



Properties with high	JPR Crest Takebashi Bldg.			
environmental	(21-4, etc. Kanda-Nishikicho 3-chome, Chiyoda-ku, Tokyo			
DBJ Green Building 2018		Site Area Total Floor Space Completed Floors	: 636.90m ² : 4,790.68m ² : September 1999 : B1/9F	