



August 18, 2011

For Translation Purposes Only
For Immediate Release

Japan Prime Realty Investment Corporation
Hirohito Kaneko
Executive Officer
(Securities Code: 8955)

Asset Management Company:
Tokyo Realty Investment Management, Inc.
Satoshi Okubo
President and Chief Executive Officer
Inquiries: Katsuhito Ozawa
Director and Chief Financial Officer
TEL: +81-3-3516-1591

Notice Concerning Acquisition of DBJ Green Building Certification

Japan Prime Realty Investment Corporation (JPR) announced that it received DBJ Green Building Certification for two owned properties (Olinas Tower and JPR Sendagaya Building) on August 18, 2011 from the Development Bank of Japan (DBJ), 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 DBJ which selects buildings that meet the demands of the times. Its purpose is to promote buildings that are friendly to the environment, sufficiently equipped to prevent crime and mitigate disaster, as well as meet the various social requirements surrounding real estate from stakeholders.

For detailed information on DBJ’s announcement and the System, please visit the following website:

DBJ website (Japanese): http://www.dbj.jp/service/finance/g_building/index.html

2. DBJ Green Building Certification Assessment Level

Property Name	Location	Certification Level
Olinas Tower	4-1-3 Taihei, Sumida-ku, Tokyo	Gold
JPR Sendagaya Building	4-23-5 Sendagaya, Shibuya-ku, Tokyo	Silver

Each building was evaluated for being equipped with various environmental and energy conserving technologies while improving convenience for tenants.

In particular, Olinas Tower was the first property owned by a J-REIT to receive a DBJ Green Building certification level of Gold. As an office building comprising the Olinas, a landmark of Kinshicho, it employs various environmental technologies such as a high-level security system, a highly efficient air-conditioning system, rooftop greenery on the parking lot building and lighting facilities which use photovoltaic solar cells. In addition, it enjoys enhanced circulation of people throughout the surrounding commercial facilities, etc. making it highly convenient for tenants.

3. Future Measures

In order to perpetually enhance the value of its office buildings, JPR will work out its brand strategy called “A/3S” (with the three S’s of Service, Safety and Save Energy as the core, providing the best A (Amenities)), and proactively promote 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 of owned office buildings as well as increasing their efficiency of energy use.

(Attachment)

DEJ Green Building

Gold



Buildings making outstanding progress in implementing environmental and social consciousness


Olinas Tower



Location	Taihei, Sumida-ku, Tokyo
Structure/ Floors	SRC・RC・S / B2/45F (Office building: B2/31F)
Total Floor Space	257,842.41㎡
Completed	February 2006
Acquisition	June 29, 2009


DBJ Green Building

Silver



Buildings making excellent progress in implementing environmental and social consciousness

JPR Sendagaya Building



Location	Sendagaya, Shibuya-ku, Tokyo
Structure/ Floors	S / 8F
Total Floor Space	7,683.19㎡
Completed	May 2009
Acquisition	May 31, 2010