

**For Translation Purposes Only****For Immediate Release**

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## Notice Concerning Acquisition of DBJ Green Building Certification

Japan Prime Realty Investment Corporation (JPR) announced that it received DBJ Green Building Certification for three owned properties (Shinagawa Canal Bldg., BYGS Shinjuku Bldg. and Kanematsu Bldg.) on October 4, 2013 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 real estate that are friendly to the environment, sufficiently equipped to prevent crime and mitigate disaster, as well as meet the various social requirements of real estate stakeholders (“Green Buildings”).

For detailed information on DBJ’s announcement and the System, please visit the following website: [http://www.dbj.jp/en/service/finance/g\\_building/index.html](http://www.dbj.jp/en/service/finance/g_building/index.html)

#### 2. DBJ Green Building Certification Assessment Level

Property Name	Location	Certification Level (Note)
Shinagawa Canal Bldg.	2-12-33, Konan, Minato-ku, Tokyo	Silver
BYGS Shinjuku Bldg.	2-19-1, Shinjuku, Shinjuku-ku, Tokyo	Bronze
Kanematsu Bldg.	2-14-1, Kyobashi, Chuo-ku, Tokyo	Certified

Each building was evaluated for being equipped with various environmental and energy conserving technologies.

The following points were highly evaluated.

- (1) Shinagawa Canal Bldg. possesses not only the latest energy conservation capabilities but it provides an office environment that considers the comfort of tenants such as indoor refreshing spaces and a spacious green rooftop garden.
- (2) Renovations were conducted at the 28-year-old BYGS Shinjuku Bldg., and the value of the

property was maintained through measures such as installing individual air conditioning systems and water-saving restrooms.

- (3) Disaster prevention measures were taken at Kanematsu Bldg. such as business continuity planning measures in time of disaster through cooperation with tenants as well as installing disaster prevention cabinets in elevators.

Furthermore, JPR received certifications under the System for six properties on August 18, 2011 and November 26, 2012. The total number of certified properties JPR owns will be nine properties as a result of the acquisition of these certifications.

(Reference)

List of Properties for which JPR Already Acquired the DBJ Green Building Certification

(as of September 30, 2013)

Property Name	Location	Certification Level (Note)
Olinas Tower	4-1-3 Taihei, Sumida-ku, Tokyo	Gold
Yakuin Business Garden	1-1-1 Yakuin, Chuo-ku, Fukuoka-shi, Fukuoka	Gold
JPR Sendagaya Bldg.	4-23-5 Sendagaya, Shibuya-ku, Tokyo	Silver
JPR Crest Takebashi Bldg.	3-21-4, etc. Kanda-Nishikicho, Chiyoda-ku, Tokyo	Bronze
JPR Ueno East Bldg.	1-3-5 Matsugaya, Taito-ku, Tokyo	Bronze
JPR Nihonbashi-horidome Bldg.	1-11-12 Nihonbashi-Horidomecho, Chuo-ku, Tokyo	Certified

(Note) Gold level certification is awarded to “properties with outstanding environmental & social awareness.” Silver level is awarded to “properties with exceptionally high environmental & social awareness.” Bronze level is awarded to “properties with high environmental & social awareness.” Certified level is awarded to “properties with sufficient environmental & social awareness.”

### 3. Future Measures

In order to perpetually enhance the value of its 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 owned office buildings as well as increasing their efficiency of energy use.

(Attachment)

**Shinagawa Canal Bldg.** (2-12-33, Konan, Minato-ku, Tokyo)



Site Area: 828.82m<sup>2</sup>  
Total Floor Space: 5,216.21m<sup>2</sup>  
Completed: July 2008  
Floors: B1 / 8F



(Note 1)

**BYGS Shinjuku Bldg.** (2-19-1, Shinjuku, Shinjuku-ku, Tokyo)



Site Area: 3,522.54m<sup>2</sup>  
Total Floor Space: 25,733.10m<sup>2</sup>  
Completed: April 1985  
Floors: B2 / 13F



(Note 2)

**Kanematsu Bldg.** (2-14-1, Kyobashi, Chuo-ku, Tokyo)



Site Area: 1,751.13m<sup>2</sup>  
Total Floor Space: 14,995.09m<sup>2</sup>  
Completed: February 1993  
Floors: B2 / 13F



(Note 3)

(Note 1) Properties with exceptionally high environmental & social awareness

(Note 2) Properties with high environmental & social awareness

(Note 3) Properties with sufficient environmental & social awareness