

January 31, 2014

For Translation Purposes Only

For Immediate Release

Japan Prime Realty Investment Corporation
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Notice Concerning Change in Tenant

Japan Prime Realty Investment Corporation (JPR) today announced it received a notification concerning the cancellation of a lease contract from a tenant at MS Shibaura Building, a property owned by JPR, as described below.

1. Outline of Change in Tenant (Cancellation)

- | | | |
|--|---|---------------------------------------|
| (1) Tenant name | : | Deloitte Touche Tohmatsu LLC |
| (2) Effective date of cancellation and floor space | : | July 31, 2014 3,922.74 m ² |
| (3) Ratio to total leasable floor space of the property (Note 1) | : | 27.1% |
| (4) Ratio to total leasable floor space of all properties (Note 2) | : | 0.8% |

Notes:

1. Ratio gained by dividing total cancelled floor space by the property's total leasable floor space of 14,469.72 m² (as of December 31, 2013)
2. Ratio gained by dividing total cancelled floor space by all owned properties' total leasable floor space of 467,207.08 m² (as of December 31, 2013)

2. Outlook

Concerning the cancellation of the lease contract, JPR will make no change to its operating forecasts for the 25th fiscal period ending June 30, 2014.