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For Translation Purposes Only

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Japan Prime Realty Investment Corporation
Hirohito Kaneko, Executive Officer
(Securities Code: 8955)
Asset Management Company:
Tokyo Realty Investment Management, Inc.
Satoshi Okubo, President and CEO
Inquiries: Satoshi Eida, Director and CFO
(TEL: +81-3-3516-1591)

Notice Concerning Designation as “Green Star” Ranking in GRESB Survey

Japan Prime Realty Investment Corporation (JPR) announced that it has been designated as “Green Star,” the highest ranking, in the Global Real Estate Sustainability Benchmark (GRESBE) survey conducted in 2014, as described below.

Details

1. Overview of the GRESB Survey

The Global Real Estate Sustainability Benchmark (GRESB) is a benchmark system for evaluating sustainability performance in the real estate sector, established in 2009 primarily by major European pension fund groups. It is based on surveys conducted each year for real estate companies and investment managers. As of September 2014, more than 130 GRESB members (pension funds and other institutional investors as well as investment managers and real estate companies) with total assets under management of approximately 890 trillion yen (approximately US\$8.9 trillion [at a rate of 100 yen to the U.S. dollar]) use GRESB in selecting investment objects and discussing with clients. A total of 637 entities globally, comprising real estate companies, REITs and funds, participated in the 2014 survey.

For the outcome of the 2014 GRESB survey, please refer to the following website:

2014 GRESB REPORT:

<https://gresb-public.s3.amazonaws.com/content/2014-GRESB-Report.pdf>

2. “Green Star” Ranking

With regard to JPR’s initiatives, the 2014 survey acknowledged its superiority both in the “Management & Policy” and “Implementation & Measurement” dimensions on sustainability, and designated JPR as “Green Star,” the highest ranking of the four evaluation categories.

The following initiatives taken by JPR were acknowledged by the survey:

- Enhanced management and strategy for sustainability, including establishment of objectives and reinforcement of the implementation system
- Reinforced monitoring on energy consumption and implementation of measures for higher efficiency
- Strengthened efforts in establishing relationships with tenants and other stakeholders



3. Future Endeavors by JPR

In order to perpetually enhance the value of its properties, JPR has established 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)), and is proactively promoting not only energy-saving measures but also various efforts to increase tenant satisfaction.

Going forward, JPR will continue its endeavors on asset management that is friendly to the environment, by enhancing its integrated framework of initiatives among all business associates involved in building operations, including the asset management company, property management companies and building maintenance companies, as well as asking its tenants for cooperation.