

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 four owned properties (Yakuin Business Garden, JPR Crest Takebashi Bldg., JPR Ueno East Bldg. and JPR Nihonbashi-horidome Building) on November 26, 2012 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 of real estate stakeholders.

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

2. DBJ Green Building Certification Assessment Level

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

(Note) Gold assessment is stated to be the certification for being “Properties with exceptionally high environmental & social awareness.”

Certified assessment is stated to be the certification for being “Properties with sufficient environmental & social awareness.”

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

In particular, Yakuin Business Garden was the second property owned by JPR to receive a certification level of Gold. This is the result of being highly evaluated for (1) introducing excellent environment-friendly technologies and energy-saving technologies by employing lighting control using daylight, Low-E double-glazed glass, etc., (2) implementing various efforts on the aspects of mitigating disaster and business continuity planning by employing an emergency power generator system that provides electricity over long hours and a damping system, (3) contributing to the local community through excellent greening plans, etc. such as receiving an award targeting those in Fukuoka City for urban planning featuring flowers and greenery.

Furthermore, JPR received certifications under the System for two properties on August 18, 2011. The certified properties JPR owns will be six properties as a result of the acquisition of the certification.

(Reference)

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

Property Name	Location	Certification Level	Certified Date
Olinas Tower	4-1-3 Taihei, Sumida-ku, Tokyo	Gold	August 18, 2011
JPR Sendagaya Building	4-23-5 Sendagaya, Shibuya-ku, Tokyo	Silver	August 18, 2011

3. Future Measures

In order to perpetually enhance the value of its office buildings, JPR will implement 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)) (“JPR Brand Strategy”), 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)

Yakuin Business Garden (Fukuoka City, Fukuoka)



Site Area : 4,348.43m²
Total Floor Space : 22,286.35m²
Completed : 2009.1
Floors : 14F



(Note 1)

JPR Crest Takebashi Bldg. (Chiyoda-ku, Tokyo)

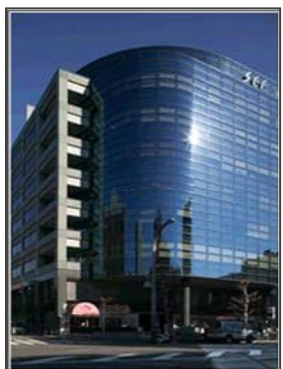


Site Area : 636.90m²
Total Floor Space : 4,790.68m²
Completed : 1999.9
Floors : B1 / 9F



(Note 2)

JPR Ueno East Bldg. (Taito-ku, Tokyo)



Site Area : 1,242.97m²
Total Floor Space : 8,490.44m²
Completed : 1992.10
Floors : B1 / 8F



JPR Nihonbashi-horidome Bldg. (Chuo-ku, Tokyo)



Site Area : 937.59m²
Total Floor Space : 7,190.82m²
Completed : 2002.6
Floors : B1 / 9F



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

(Note 2) Properties with sufficient environmental & social awareness