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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 Real Estate Assessment

Japan Prime Realty Investment Corporation (JPR) announced that it has been designated as “Green Star” in the Global Real Estate Sustainability Benchmark (GRESB) Real Estate Assessment conducted in 2016, marking the third consecutive year of recognition in the GRESB survey.

Details

1. Overview of the GRESB Survey

The Global Real Estate Sustainability Benchmark is a benchmark system for evaluating environmental, social and governance (ESG) considerations in the real estate sector, established in 2009 primarily by major European pension fund groups. Of the survey subjects, the GRESB real estate assessment covers real estate companies and funds that are mainly engaged in managing existing properties.

As of September 2016, 58 GRESB members (pension funds and other institutional investors as well as investment managers and real estate companies) with total assets under management of approximately 760 trillion yen (approximately US\$7.6 trillion [at a rate of 100 yen to the U.S. dollar]) use the data of the GRESB assessment results in selecting investment objects and in discussions with counterparties of investment. A total of 759 entities globally, comprising real estate companies, REITs and funds, participated in the 2016 survey.

For the entire outcome of the 2016 GRESB survey, please refer to the following website:

2016 GRESB Data: <https://www.gresb.com/2016/global>

2. Assessment Results and Designation as “Green Star” Ranking

With regard to JPR’s initiatives on sustainability, the 2016 survey acknowledged its superiority both in the “Management & Policy” and “Implementation & Measurement” dimensions, and

designated JPR as “Green Star” for the third consecutive year. Moreover, JPR was granted “4 Stars,” a higher mark, in the GRESB Rating (five-level rating with the highest being “5 Stars”) which was introduced in the 2016 survey to make relative assessment based on total scores.



The following initiatives taken by JPR were acknowledged in the assessment of the survey:

- Enhanced management and strategy for sustainability, including establishment of objectives and reinforcement of the implementation system
- Implementation of governance risk management, environmental risk management on properties and energy-saving measures
- 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 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.