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For Immediate Release

Real Estate Investment Trust Securities Issuer:

NIPPON REIT Investment Corporation

1-17-18 Shinkawa, Chuo-ku, Tokyo

Hisao Ishikawa

Executive Officer

(Securities Code: 3296)

Asset Management Company:

Sojitz REIT Advisors K.K.

Hisao Ishikawa

President, Director & CEO

Contact:

Kanehisa Nango

General Manager

Corporate Planning Department

Finance & Planning Division

(TEL: +81-3-3552-8883)

### Notice Concerning the Listing of NIPPON REIT Investment Corporation

NIPPON REIT Investment Corporation ("NIPPON REIT") announces that it was listed on the Tokyo Stock Exchange Real Estate Investment Trust Section today.

NIPPON REIT aims to maximize unitholder value by conducting investment and management in accordance with the following investment policies and strategies and by focusing on income growth and stability, as well as through dynamic and timely investments and acting in the best interests of unitholders.

1. Pursuit of diversified investment with consideration to the balance of growth and stability and of optimum investment opportunities

NIPPON REIT will develop a portfolio focusing on income growth and stability with an aim to maximize unitholder value. In order to realize this aim, NIPPON REIT will strive to develop a comprehensive portfolio which not only makes focused investment in office buildings (Note 1) but also invests in residential properties (Note 2) and retail facilities (Note 3), in order to diversify risks by combining assets with different return characteristics while securing as many appropriate investment opportunities as possible taking into account the future trend of the Japanese economy and the real estate market. Upon developing a portfolio, NIPPON REIT intends to maximize unitholder value through conducting investments deemed to be optimum after taking into consideration the investment characteristics of each asset type and the surrounding environment, etc. including the market trends for each asset type at the time.

2. Utilization of support system of sponsor companies

Furthermore, NIPPON REIT aims to continuously acquire assets under the investment targets and to maintain/enhance the value of the assets acquired by utilizing the networks and knowledge of Sojitz Corporation, its main sponsor, Cushman & Wakefield Asset Management K.K. and Agility Asset Advisers Inc., its sub-sponsors. Through such efforts, NIPPON REIT intends to operate and manage the assets with an aim to maximize unitholder value.

(Note 1) "Office buildings" refer to office buildings which are mainly used as offices.

(Note 2) "Residential properties" refer to rental properties which are mainly used as residences.

(Note 3) "Retail facilities" refer to properties which have main tenants that are comprised of retailers (sales of goods, restaurants, service, amusement facilities, etc.).

\*This material is distributed to the press club of the Tokyo Stock Exchange (Kabuto Club), the press club of the Ministry of Land, Infrastructure, Transport and Tourism, and the press club for construction trade publications of the Ministry of Land, Infrastructure, Transport and Tourism.

\*NIPPON REIT Investment Corporation website: <http://www.nippon-reit.com/>

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**Disclaimer:** This press release is a document for making a public announcement concerning listing of the investment units of NIPPON REIT, and has not been prepared for the purpose of solicitation for investment.