Japan Excellent, Inc.

For Immediate Release
For Translation Purposes Only

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Japan Excellent, Inc. (TSE: 8987)
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Notice Concerning Change of Tenants (New Lease)

Japan Excellent Inc. (hereinafter, "JEI") announces that it has decided on a new lease for Shiba 2-Chome Building (hereinafter, the "Property"), the asset managed by JEI, as follows.

1. Background to the Lease

As announced in "Notice Concerning Change of Tenants at Asset Held by JEI" dated January 5, 2017, JEI received a notice from Roche Diagnostics, a tenant occupying the office section of the Property (composed of the office and residential buildings), to cancel the lease of the entire space as of July 15, 2017.

As a result of leasing activities thereafter, a lease agreement for the same leasing space as the space notified to be cancelled will be concluded with a new tenant (hereinafter, the "Tenant") today, with July 16, 2017 as the scheduled start date of the lease.

2. Summary of Leasing

Name of tenant:	Not disclosed (Note 1)
Property name:	Shiba 2-Chome Building
Leased floor space:	9,284.18 m^2 (Note 2)
Percentage of the subject floor space to the total leasable floor space of the Property:	79.0% (Note 3) (100.0% to the office buildings of the property)
Percentage of the subject floor space to the total leasable floor space of the assets owned by JEI:	2.6% (Note4)
Rent:	Not disclosed (Note 1)
Leaseholds and Security Deposits:	Not disclosed (Note 1)
Contract date:	May 8, 2017
Scheduled start date of lease:	July 16, 2017 (Note 5)

(Note 1) Information is not disclosed as consent for disclosure has not been obtained from the tenant.

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(Note 2) The stated figure is calculated by the following formula: leased floor space which is subject to said cancellation multiplied by the ratio (95.05/100) of the JEI's interest. The figure is rounded to two decimal places.
(Note 3) The above percentage indicates the percentage of both office and residential spaces to the total leasable floor space.
(Note 4) Total leasable floor space of total JEI portfolio (as of March 31, 2017).
(Note 5) Prior to the start of the lease, a fixed-term building lease agreement (lease period: July 1, 2017 to July 15, 2017) has been concluded with the tenant for part of the floor (3,241.55 m^2 (Note 2)). Concerning the said floor, an agreement has been concluded with Roche Diagnostics to cancel the lease agreement on June 30, 2017 regardless of the content of the cancellation notice dated January 5, 2017.

3. Outlook

The forecasts of operating results announced have been prepared factoring in the start of the new lease. Therefore, the impact on the forecasts of operating results for the Twenty-Second Fiscal Period (January 1, 2017 to June 30, 2017) and Twenty-Third Fiscal Period (July 1, 2017 to December 31, 2017) is minimal and there will be no change to them.

(End)

Japan Excellent, Inc. Website: www.excellent-reit.co.jp/eng/