



**Translation of Japanese Original**

January 8, 2014

To All Concerned Parties

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**Notice Concerning Tenant Relocation of Owned Property**

Top REIT, Inc. ("Top REIT") hereby announces that it has received today a notice of cancellation on a lease contract from a major tenant at Kanda Nishiki-cho 3-chome Building, a property in trust for the beneficiary interest in real estate owned by Top REIT. The details are as follows.

1. Overview of the lease contract of the Major Tenant received a notice of cancellation (Note 1)

(1) Name of tenant:	Undisclosed (Note 2)
(2) Leased floor space:	8,025.65m <sup>2</sup>
(3) Ratio of total leased floor space of property:	100% (Note 3)
(4) Ratio of total leased floor space of Top REIT's portfolio:	2.5% (Note 4)
(5) Lease termination date:	January 8, 2015

(Note 1) Figures as of the end of November 2013 are used for floor space and ratio.

(Note 2) We are not able to obtain consent from the tenant with respect to disclosure.

(Note 3) Total leased floor space of property: 8,025.65m<sup>2</sup>

(Note 4) Total leased floor space of Top REIT's portfolio: 321,371.44m<sup>2</sup>

2. Forecast of Earnings Results

Since the lease termination date is January 8, 2015, concerning the Forecasts of Earning Results for the Sixteenth Fiscal Period (ending April 2014) and the Forecast of Earnings Results for the Seventeenth Fiscal Period (ending October 2014) disclosed in "Summary of Earning Results for the Fifteenth Fiscal Period" dated December 19, 2013 are not revised.

**DISCLAIMER:**

Top REIT, Inc. makes no assurance or warranty with respect to the completeness or accuracy of this English translation. In the event of any discrepancy between the Japanese original and this English translation, the Japanese original shall prevail. For complete and accurate information, please refer to the Japanese original.

\*URL of Top REIT's Internet website: <http://www.top-reit.co.jp/english>