



Japan Excellent, Inc.

**For Immediate Release  
For Translation Purposes Only**

March 16, 2010

Japan Excellent, Inc.(TSE: 8987)  
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**Notice concerning Change of Tenants at an Asset held by JEI**

Japan Excellent, Inc. (JEI) announces that JEI received a cancellation notice from tenants as of March 16, 2010 as follows.

1. Summary of the change of tenants (cancellation)

- (1) Name of tenants  
Fuji Xerox Co., Ltd. and the 2 affiliated companies thereof (Note 1)
- (2) Name of property occupied  
Ebina Prime Tower
- (3) Leased floor space which is subject to the cancellation  
7,480.00 m<sup>2</sup> (Note 2)
- (4) Total leasable floor space (Note 3)  
220,474.77 m<sup>2</sup> (as of February 28, 2010)
- (5) Percentage of the leased floor space which is subject to the cancellation to the total leasable floor space  
3.4% (Note 4)
- (6) Date of cancellation  
September 30, 2010

(Note 1) Fuji Xerox Information Systems Co.,Ltd. and Fuji Xerox Engineering Co., Ltd.

(Note 2) JEI and The Dai-ichi Mutual Life Insurance Company have co-ownership via trust. Accordingly, the stated figure is calculated by the following formula: leased floor space which is subject to said cancellation (10,685.71 m<sup>2</sup>) multiplied by the ratio (70/100) of the JEI's interest. The figure is rounded to two decimal place.

(Note 3) Total leasable floor space of total JEI portfolio

(Note 4) The figure is rounded to one decimal place.

2. Forecast

The date of cancellation by those tenants will be September 30, 2010. Therefore, this will not affect JEI's business performance for the eighth fiscal period (January 1, 2010 to June 30, 2010). Furthermore, the impact of the cancellation on JEI's forecasts for the ninth fiscal period (July 1, 2010 to December 31, 2010) has already been taken into consideration on such forecasts. Accordingly, JEI has not changed its forecasts.