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To all concerned parties:

Investment Corporation

**Japan Retail Fund Investment Corporation**

(Tokyo Stock Exchange Company Code: 8953)

Representative: Shuichi Namba, Executive Director

URL: <http://www.jrf-reit.com/english/>

Asset Management Company

**Mitsubishi Corp.-UBS Realty Inc.**

Representative: Toru Tsuji, President &amp; CEO

Inquiries: Keita Araki, Head of Retail Division

TEL: +81-3-5293-7081

**JRF Receives “CASBEE for Building” Certifications**

Japan Retail Fund Investment Corporation (“JRF”) announced that three of its properties (AEON Itabashi Shopping Center, AEON Naha Shopping Center, and Ito-Yokado Yotsukaido) acquired, in February, 2018, CASBEE’s S rank (the highest ranking out of four levels) for building certification from the CASBEE certification board, which is recognized by the Institute for Building Environment and Energy Conservation.

**1. Background of Acquisition of Certifications**

JRF has been promoting environmental and energy conservation measures as well as the efficient use of energy in its properties in an effort to strengthen environmental consciousness and reduce environmental load. JRF focuses exclusively on retail properties, and has been making environmental efforts in cooperation with tenants in its properties.

As part of efforts for acquiring external evaluation on such initiatives, we received CASBEE for Building certifications, which are evaluation indexes in which a third-party organization evaluates and certifies the accuracy of the evaluation of buildings performed by CASBEE, and which was released in May 2012. Certification for AEON Itabashi Shopping Center was acquired jointly with the tenant, AEON Retail Co., Ltd.; for AEON Naha Shopping Center jointly with the tenant, AEON RYUKYU CO., LTD.

**2. Evaluation Rank of Properties that Received CASBEE for Building Certificates**

Property Name	Location	Certification Rank
AEON Itabashi Shopping Center	Itabashi-ku, Tokyo	S Rank: ★★★★★
AEON Naha Shopping Center	Naha-shi, Okinawa	S Rank: ★★★★★
Ito-Yokado Yotsukaido	Yotsukaido-shi, Chiba	S Rank: ★★★★★

**3. Overview of the CASBEE for Building Certifications**

CASBEE (Comprehensive Assessment System for Building Environmental Efficiency) is an evaluation system that evaluates and ranks buildings and structures in terms of their environmental performance. In addition to each building's ability to reduce its environmental impact across a variety of areas including energy and resource conservation as well as recycling, this system comprehensively evaluates the environmental performance of each building and structure including its aesthetic appeal.







JRF announced on March 6, 2015, March 4, 2016, and March 17, 2017 that ten of its properties (AEON MALL Musashi Murayama, AEON MALL Tsurumi Ryokuchi, AEON MALL Itami, Higashi-Totsuka Aurora City, AEON Tobata Shopping Center, AEON MALL Sapporo Hassamu, AEON MALL Yamato, Ario Otori, AEON MALL Kobe Kita, AEON MALL Sapporo Naebo) have acquired CASBEE for Building certificates.

As for the list of properties that received CASBEE for Building certificates, please refer to the listing below.

(Reference) CASBEE Website (Japanese):

[http://www.ibec.or.jp/CASBEE/MP\\_certification/CASBEE\\_MP\\_certified\\_buld\\_list.htm](http://www.ibec.or.jp/CASBEE/MP_certification/CASBEE_MP_certified_buld_list.htm)

#### 4. Evaluation Points of CASBEE for Building Certification System

Certified Properties		Evaluation Points
<b>AEON Itabashi Shopping Center</b>  		<ul style="list-style-type: none"> <li>• Initiatives taken for all items in the assessment of improvement of power self-sufficiency rate</li> <li>• Initiatives taken for all items in the assessment of maintenance and management.</li> <li>• Introducing various plants including native species.</li> <li>• Offering a location convenient to public transportation a one-minute walk from the railway station.</li> </ul>
Main tenant: AEON	Evaluation Rank: S Rank	
<b>AEON Naha Shopping Center</b>  		<ul style="list-style-type: none"> <li>• The property owner and tenants are cooperating in their management of, and making improvements to, energy saving and water conservation.</li> <li>• Considering the vegetation of the area by introducing many tree species native to the Okinawa area</li> <li>• Directly connected to the station of the monorail, to offer high convenience for transportation</li> <li>• Not applicable for natural disaster risk.</li> </ul>
Main tenant: AEON	Evaluation Rank: S Rank	
<b>Ito-Yokado Yotsukaido</b>  		<ul style="list-style-type: none"> <li>• Plans with high energy-saving performance</li> <li>• Initiatives taken for all items in reduction of waste disposal.</li> <li>• Initiatives taken for all items in the assessment of maintenance and management.</li> <li>• Introducing various plants including native species.</li> <li>• Offering a location convenient to public transportation a five-minute walk from the railway station.</li> <li>• Landscape and high visual environment</li> </ul>
Main tenant: Ito-Yokado	Evaluation Rank: S Rank	

#### 5. Future Initiatives of JRF

JRF will continue to promote environmental and energy conservation measures as well as the efficient use of energy in its properties, in an effort to strengthen environmental consciousness and reduce environmental load.