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To all concerned parties:

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Two Properties Receive DBJ Green Building Certification



Japan Retail Fund Investment Corporation (“JRF”) hereby announces that two properties (G-Bldg. Kichijoji 02 and G-Bldg. Midosuji 02) received DBJ Green Building Certification from Development Bank of Japan Inc. (“DBJ”) on April 13, 2018.

1. Overview of the DBJ Green Building Certification

The DBJ Green Building Certification system is a system established in April 2011 by DBJ, to support real estate properties that demonstrate environment and social considerations. The system evaluates and certifies real estate properties that meet the social economic demand, and supports initiatives taken by those properties through comprehensive assessment of each property’s environmental building features and measures taken for various stakeholders including disaster prevention and community-conscious measures. As for the retail properties, DBJ Green Building Certification for retail facilities was established in October 2014. JRF became the first J-REIT to receive DBJ Green Building Certification on November 11, 2014, when it received certification for four of its properties (Nara Family, mozo wonder city, Oyama Yuen Harvest Walk and GYRE). Including the two newly certified properties, JRF owns 19 DBJ Green Building certified properties.

For details of the DBJ Green Building Certification System, please refer to “Website jointly operated by DBJ and Japan Real Estate Institute”.

2. DBJ Green Building Certification Rank

Properties with excellent environmental & social awareness	Properties with high environmental & social awareness
G-Bldg. Kichijoji 02	G-Bldg. Midosuji 02
3-13, Kichijoji Minamicho 2-chome, Musashino-shi, Tokyo	8-18 Shinsaibashisuji 2-chome, Chuo-ku, Osaka-shi, Osaka
 DBJ Green Building 2017	 DBJ Green Building 2017

3. Assessment points for the properties awarded the certification


G-Bldg. Kichijoji 02


- Actively work on energy-saving and resource-saving initiatives including the greening of the roof, the adoption of heat-reflecting glass, and the mass introduction of water-saving toilets
- Focus has been placed on the convenience of customers by placing signboards written in multiple languages for non-Japanese speakers, and providing duty-free shopping assistance

G-Bldg. Midosuji 02

- Actively work on energy-saving activities such as setting up skylights and establishing a stairwell going through all floors to incorporate natural light
- Have stockpiles of food, etc. for employees and place a diesel power generator as a disaster relief measure
- Focus on the convenience of customers by setting up duty-free counters for foreigners and having multilingual staff available at all times

4. Summary of the properties awarded the certification

G-Bldg. Kichijoji 02		
Property Summary		Property Photo
Location	3-13, Kichijoji Minamicho 2-chome,, Musashino-shi, Tokyo	
Main tenants	Yamada Denki	
Number of stories	9 stories above ground and 2 basement floors, SRC structure building with flat roof	
Total floor space	8,534.71 m ²	
Acquisition date	February 29, 2016	

G-Bldg. Midosuji 02		
Property Summary		Property Photo
Location	8-18 Shinsaibashisuji 2-chome, Chuo-ku, Osaka-shi, Osaka	
Main tenants	PRADA	
Number of stories	6 stories above ground and 1 basement floors, SRC-structure with flat roof	
Total floor space	1,389.79 m ²	
Acquisition date	January 12, 2018	

5. JRF's Future Efforts

JRF will continue to take environmentally friendly measures to reduce its environmental impact by implementing environmental, energy-saving and energy efficient measures in its properties.

Reference: JRF's sustainability (<http://www.jrf-reit.com/english/structure/csr.html>)

This English language release is for informational purposes only, and the Japanese language release should be referred to as the original.