




JRF Becomes the First J-REIT Specializing in Retail Sector to Receive DBJ Green Building Certification

Japan Retail Fund Investment Corporation (“JRF”) received DBJ Green Building Certification from Development Bank of Japan Inc. (“DBJ”) on November 11, 2014 for four of its properties (Nara Family, mozo wonder city, Oyama Yuen Harvest Walk and GYRE).







1. Overview of the DBJ Green Building Certification

The DBJ Green Building Certification is a certification system (the “System”) established by DBJ in April 2012 to support real estate properties with consideration to environmental and social impacts. The System assesses and certifies real estate properties that reflect social and economic demands based on the properties’ environmentally friendly features, disaster prevention measures and consideration to communities and various stakeholders surrounding the properties. The Green Building Certification for the retail sector was established in October 2014, and JRF has become the first J-REIT to receive the certification.

2. DBJ Green Building Certification Rank

Properties with exceptionally high environmental & social awareness		Properties with excellent environmental & social awareness	Properties with high environmental & social awareness
Nara Family	mozo wonder city	Oyama Yuen Harvest Walk	GYRE
4-1, Saidaiji-higashimachi 2-chome, Nara-shi, Nara	40-1, Futakatacho, Nishi-ku, Nagoya-shi, Aichi	1457-52, Oaza-Kizawa, Oyama-shi, Tochigi	10-1, Jingumae 5-chome, Shibuya-ku, Tokyo
			

3. Summary of Assessment Points for the Properties Awarded the Certification

<div></div> <div>DBJ Green Building 2014 </div> <div>Properties with exceptionally high environmental & social awareness</div>	<div>Nara Family</div> <div>Nara Family is a shopping center accommodating more than 100 tenants including Kintetsu Department Store and a general merchandise store, AEON, and has a large parking space with a capacity for approximately 2,000 cars. The property is located approximately a three-minute walk from Yamato Saidaiji Station, which is an area recognized as a newly emerging city center and also within a 30-minute distance from Osaka and Kyoto by train.</div>	
<div>Property Summary</div>		<div>Property Photo</div> <div></div>
<div>Location</div>	<div>4-1, Saidaiji-higashimachi 2-chome, Nara-shi, Nara</div>	
<div>Main tenants</div>	<div>Kintetsu Department Store, AEON</div>	
<div>Building structure and stories</div>	<div>7-story with 2 basement floors, steel-framed, reinforced concrete with flat roofing. 3-story, steel-framed with slate roofing 2-story, light-gauge steel with slate roofing</div>	
<div>Total floor space</div>	<div>115,707.41 m²</div>	
<div>Acquisition date</div>	<div>March 6, 2003 October 23, 2007 February 8, 2008 June 29, 2012</div>	
<div>Rakuda Hiroba is Utilized for Holding Events</div>		<div>Akishino Music Hall</div> <div></div>
<div>Rooftop Vegetable Garden</div> <div></div>		<div>Viewing Deck / Guideboard for Gazing Over Heijyokyo</div> <div></div>



DBJ Green Building
2014

Properties with exceptionally high
environmental & social awareness

mozo wonder city

Anchored by AEON, and includes a wide variety of stores such as FLAXUS, a book & multimedia store and a sports club, mozo wonder city is the top-selling shopping mall operated by Aeon. Since opening in April 2009, the property continues to have strong sales and is considered to have high continuity in the future, capitalizing on its strength of being the number one shopping center in the region in terms of size and tenant composition.

Property Summary

Property Photo

Location	40-1, Futakatacho, Nishi-ku, Nagoya-shi, Aichi
Main tenants	AEON, FLAXUS
Building structure and stories	Main mall: 7-story (6 floors above ground and 1 basement floor), steel-framed, reinforced concrete with flat roofing Annex: 3-story, steel framed with alloy coated steel sheet roofing
Total floor space	Main mall: 229,976.30 m ² Annex: 3,630.43 m ²
Acquisition date	October 3, 2011 October 2, 2012 October 1, 2014



Large scale Green Walls

Event Space



Installation of LED Lighting

Food Court for Kids





DBJ Green Building
2014

Properties with excellent
environmental & social awareness

Oyama Yuen Harvest Walk

Oyama Harvest Walk is a shopping center built on the former site of an amusement park, Oyama Yuenchi.

The shopping center was opened on April 2007, accommodating 68 tenants including a supermarket, a home center and a home appliance center, which are anchor tenants of the property. The property went through a renovation to strengthen the advantages of an open-air shopping mall, creating an environment where customers can shop as if they are spending time in a park based on the concept of “Shopping in the Park,” and had its renewal opening in April 2014.

The property also comprises Sakura (cherry tree) Plaza, where 11 “Omoigawa” cherry trees indigenous in Oyama City are planted.

Property Summary

Property Photo

Location	1457-52, Oaza-Kizawa, Oyama-shi, Tochigi
Main tenants	York Benimaru, Super Viva Home
Building structure and stories	3-story, steel-framed with alloy coated steel sheet roofing, etc.
Total floor space	59,040.60 m ²
Acquisition date	August 31, 2007 April 25, 2014



Merry-go-round from Oyama Yuenchi is
Preserved and in Operation







Planted 170 Trees



Created Sakura Plaza With Indigenous Cherry Trees

Rambling Walk Where Customers Can Enjoy Dry Mist and
Background Music



 <p>DBJ Green Building 2014 ∞</p> <p>Properties with high environmental & social awareness</p>		<h2 style="text-align: center;">GYRE</h2> <p>GYRE, located in the center of Omotesando, implements various measures with consideration to environmental and social impacts to make use of the high profile location and to realize comfort for the customers visiting the facility. Such measures include various exhibitions held at Art Space “EYE OF GYRE,” a relaxing lounge provided in the common area, and brochures in English placed in the building for foreign travelers.</p> <p>GYRE received the Gold Award for excellent design at the ICSC (International Council of Shopping Centers) Asian Shopping Center Awards 2009.</p>	
Property Summary		Property Photo	
Location	10-1, Jingumae 5-chome, Shibuya-ku, Tokyo		
Main tenants	Chanel, Omotesando Ukai-tei		
Building structure and stories	5 floors above ground and 2 basement floors, steel-framed, reinforced concrete with flat roofing.		
Total floor space	8,573.57 m ²		
Acquisition date	March 2, 2004 May 27, 2005 October 19, 2007		
Open Ceiling Space With Glass Ceiling for Light		Relaxing Lounge Provided in the Common Area of the Basement Floor	
			
Various Exhibitions are Held at Art Space “EYE OF GYRE”		English Brochures are Placed Inside the Building	
			

About JRF: JRF is the third listed Japanese Real Estate Investment Trust (“J-REIT”) and the first J-REIT to focus exclusively on retail properties. As of the date of this release, JRF owns 87 properties containing approximately 3.1 million square meters of leasable space.

Please refer to our website at <http://www.jrf-reit.com/english/index.html> for further details.

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