

JRF Receives “CASBEE for Building” Certifications

Japan Retail Fund Investment Corporation (“JRF”) announced that four of its properties (AEON MALL Yamato, Ario Otori, AEON MALL Kobe Kita and AEON MALL Sapporo Naebo) acquired, in February, 2017, 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 MALL Yamato was acquired jointly with the tenant, AEON MALL Co., Ltd.; for Ario Otori jointly with the tenant, Ito-Yokado Co., Ltd.; for AEON MALL Kobe Kita jointly with the quasi co-owner of the trust beneficiary right in real estate, DREAM Private REIT Inc., and the tenant, AEON MALL Co., Ltd.; and for AEON MALL Sapporo Naebo jointly with the tenant, Aeon Hokkaido Co., Ltd..

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

Property Name	Location	Certification Rank
AEON MALL Yamato	Yamato-shi, Kanagawa	S Rank: ★★★★★
Ario Otori	Nishi-ku, Sakai-shi, Osaka	S Rank: ★★★★★
AEON MALL Kobe Kita	Kita-ku, Kobe-shi, Hyogo	S Rank: ★★★★★
AEON MALL Sapporo Naebo	Higashi-ku, Sapporo-shi, Hokkaido	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 evaluate the environmental performance of each building and structure including its aesthetic appeal.

JRF announced on March 6, 2015 and March 4, 2016 that six of its properties (AEON MALL Musashi Murayama, AEON MALL Tsurumi Ryokuchi, AEON MALL Itami, Higashi-Totsuka Aurora City, AEON Tobata Shopping Center and AEON MALL Sapporo Hassamu) 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

4. Evaluation Points of CASBEE for Building Certification System

Certified Properties		Evaluation Points
AEON MALL Yamato  		<ul style="list-style-type: none"> • The property owner and tenants are cooperating in their management of, and making improvements to, energy saving and water conservation. • Developing a plan for decreasing waste for treatment and promoting sorting, reduction and recycling of waste. • Introducing a tree species that suits the local vegetation while creating a “Furusato Forest” for local residents and users of the shopping mall to feel close to nature. • Offering a location convenient to public transportation a six-minute walk from the railway station. • Creating a bright atmosphere with windows and skylights.
Main tenant: AEON	Evaluation Rank: S Rank	
Ario Otori  		<ul style="list-style-type: none"> • High energy performance of air conditioners, ventilation and lighting. • Initiatives taken for many items in reduction of waste disposal. • Initiatives taken for all items in the assessment of maintenance and management. • Introducing various plants.
Main tenant: Ito-Yokado	Evaluation Rank: S Rank	
AEON MALL Kobe Kita  		<ul style="list-style-type: none"> • The property owner and tenants are cooperating in their management of, and making improvements to, energy saving and water conservation. • Developing a plan for decreasing waste for treatment and promoting sorting, reduction and recycling of waste. • Introducing a tree species that suits the local vegetation while creating a “Furusato Forest” for local residents and users of the shopping mall to feel close to nature. • Offering high convenience for public transportation, with a bus stop located within the premises. • Creating a bright atmosphere with windows and skylights.
Main tenant: AEON	Evaluation Rank: S Rank	
AEON MALL Sapporo Naebo  		<ul style="list-style-type: none"> • The property owner and tenants are cooperating in their management of, and making improvements to, energy saving and water conservation. • Developing a plan for decreasing waste for treatment and promoting sorting, reduction and recycling of waste. • Introducing a tree species that suits the local vegetation while creating a “Furusato Forest” for local residents and users of the shopping mall to feel close to nature. • Creating a bright atmosphere with skylights.
Main tenant: AEON	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.

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.

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

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