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Notice Concerning Acquisition of DBJ Green Building Certification

Japan Prime Realty Investment Corporation (JPR) announced that it received DBJ Green Building Certification for three of its owned properties (Tokyo Square Garden, Minami Azabu Bldg. and JPR Chiba Bldg.) on July 31, 2017, as described below.


Details

1. Overview of DBJ Green Building Certification

The DBJ Green Building Certification System (“the System”) is a system of certifying buildings using a scoring model originally developed by Development Bank of Japan Inc. which selects blue-chip buildings that meet the demands of the times. Its purpose is to promote real estate that are friendly to the environment, sufficiently equipped to prevent crime and mitigate disasters, as well as meet the various social requirements of real estate stakeholders (“Green Buildings”).

For details of the System, please refer to <http://igb.jp/en/>, website jointly operated by Development Bank of Japan Inc. and Japan Real Estate Institute.

2. DBJ Green Building Certification Assessment Level

Certification Level	Property Name	Location
	Tokyo Square Garden	3-1-1 Kyobashi, Chuo-ku, Tokyo (Residential)
	Minami Azabu Bldg.	12-3 Minami-Azabu 2-chome, Minato-ku, Tokyo (Residential)
	JPR Chiba Bldg.	1-7, etc. Shinmachi, Chuo-ku, Chiba, Chiba

The building was recognized for being equipped with various environmental and energy conserving technologies. In particular, the following points were highly evaluated in the latest assessment.

(1) Tokyo Square Garden

- Making excellent efforts concerning energy saving such as conducting energy-saving management of the entire building with the introduction of the building energy management system (BEMS) in addition to the installation of LED lighting in the entire common and exclusive areas.
- Making excellent efforts concerning disaster prevention such as introducing a seismic damping structure in addition to the installation of an emergency power generator operable for 72 hours in the common area.
- Conducting heat island countermeasures such as large-scale greening in the lower part.
- Conducting developments taking into consideration the culture and history such as reusing the exterior wall of Katakura Industries' headquarters building which is a historical structure in addition to the establishment of its entrance as a monument.



(2) Minami Azabu Bldg. and JPR Chiba Bldg.


- Actual values such as the amount of CO₂ emissions are shared among the asset manager (AM), property manager (PM) and building management company (BM), and stakeholders are conducting environmentally friendly management of properties by sufficiently collaborating with each other such as setting reduction targets.

Furthermore, JPR already received certifications under the System for fourteen properties. This latest acquisition of certification brings the total number of certified properties JPR owns to seventeen.

(Reference)

List of Properties for which JPR Already Acquired the DBJ Green Building Certification
(as of July 31, 2017)

Certification Level	Property Name	Location
Properties with exceptionally high environmental & social awareness 2016 	Olinas Tower	4-1-3 Taihei, Sumida-ku, Tokyo (Residential)
	Yakuin Business Garden	1-1-1 Yakuin, Chuo-ku, Fukuoka-shi, Fukuoka (Residential)
Properties with excellent environmental & social awareness 2016 	JPR Sendagaya Bldg.	4-23-5 Sendagaya, Shibuya-ku, Tokyo (Residential)
	Shinagawa Canal Bldg.	2-12-33 Konan, Minato-ku, Tokyo (Residential)
	Rise Arena Bldg.	5-2 Higashi-Ikebukuro 4-chome, Toshima-ku, Tokyo (Residential)
	Omiya Prime East	1-1, etc. Shimochō 2-chome, Omiya-ku, Saitama-shi, Saitama
	Yume-ooka Office Tower	6-1 Kamiooka Nishi 1-chome, Konan-ku, Yokohama-shi, Kanagawa (Residential)

<div>Properties with high environmental & social awareness</div> <div>2016 </div>	JPR Crest Takebashi Bldg.	3-21-4, etc. Kanda-Nishikicho, Chiyoda-ku, Tokyo (Residential)
	BYGS Shinjuku Bldg.	2-19-1 Matsugaya, Taito-ku, Tokyo (Residential)
	JPR Ueno East Bldg.	1-3-5 Shinjuku, Shinjuku-ku, Tokyo (Residential)
	JPR Naha Bldg.	1-19 Matsuyama 1-chome, Naha, Okinawa(Residential)
	JPR Nihonbashi-horidome Bldg.	1-11-12 Nihonbashi-Horidomecho, Chuo-ku, Tokyo (Residential)
	Kanematsu Bldg.	2-14-1 Kyobashi, Chuo-ku, Tokyo (Residential)
	Oval Court Ohsaki Mark West	17-1 Higashi-Gotanda 2-chome, Shinagawa-ku, Tokyo (Residential)

3. Future Measures

In order to perpetually enhance the value of its office buildings, JPR has implemented a brand strategy called “A/3S” (with the three S’s of Service, Safety and Save Energy as the core, providing the best A (Amenities)) (“JPR Brand Strategy”), and proactively promoted not only energy-saving measures but also various efforts to increase tenant satisfaction.

JPR will, as part of the JPR Brand Strategy, continue to advance measures, collaborating with the Property Manager in terms of environmental and energy-saving measures at owned office buildings as well as increasing their efficiency of energy use.

(Attachment)

Properties with the best
class environmental &
social awareness



Tokyo Square Garden

(3-1-1 Kyobashi, Chuo-ku, Tokyo (Residential))



Site Area : 8,124.72m²
Total Floor Space : 112,645.83m²
Completed : February 2013
Floors : B4/24F

Properties with high
environmental
& social awareness



Minami Azabu Bldg.

(12-3 Minami-Azabu 2-chome, Minato-ku, Tokyo (Residential))



Site Area : 778.09m²
Total Floor Space : 4,570.63m²
Completed : June 1992
Floors : 9F

Properties with high
environmental
& social awareness



JPR Chiba Bldg.

(1-7, etc. Shinmachi, Chuo-ku, Chiba, Chiba)



Site Area : 1,382.35m²
Total Floor Space : 9,072.57m²
Completed : January 1991
Floors : B1/13F