

September 8, 2017

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.

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Notice Concerning GRESB Real Estate Assessment Results:
JRF Designated as Highest Rank “Green Star” for Three Consecutive Years

Japan Retail Fund Investment Corporation (“JRF”) hereby announces that it was designated by the GRESB (Global Real Estate Sustainability Benchmark) Real Estate Assessment as “Green Star,” the highest ranking for the three consecutive years in 2017.

1. Evaluation

JRF received “Green Star,” the highest ranking of the four categories in the GRESB Real Estate Assessment, and four stars in GRESB rating (five-star scale), which is a comparative assessment based rating system.



Points Evaluated

- Highly evaluated in the aspects of “Management” and “Policy and Disclosure”
- Improved score in “Monitoring & EMS (energy management system)” and “Building Certifications”

2. About GRESB

GRESB is an organization established in 2009 centered by major European pension groups that also led the PRI (Principles for Responsible Investment) into practice, which is committed to assessing the environmental, social and governance (ESG) performance of real assets globally, including real estate portfolios, real estate debt portfolios and infrastructure.

In 2017, 850 real estate companies, REIT, funds, and developers participated in the assessment with a value of USD 3.7 trillion. GRESB members, representing over USD 17 trillion in institutional capital, use GRESB data to better manage ESG risks and enhance returns of their real asset investments worldwide.

3. Our Actions Regarding Sustainability

JRF and its asset manager, Mitsubishi Corp. – UBS Realty Inc. (“MC-UBS”) share the view on sustainability and continue to make efforts regarding environmental initiatives.

① MC-UBS Group’s basic policy on sustainability

The MC-UBS Group companies (MC-UBS, MCUBS MidCity Inc., and MCUBS Japan Advisors Inc.), under the newly established group slogan of “Think bold for brighter tomorrow”, will continue to implement measures for sustainability and make contributions to society as a whole.

Please refer to the site below for information on MC-UBS actions on sustainability:

MC-UBS Web Site: <http://www.mc-ubs.com/english/sustainability/>

② JRF’s basic policy on sustainability

JRF will continue to make efforts regarding environmental initiatives through the communications with stakeholders, social contribution to strengthen ties with local communities, and by working to reduce environmental load of the properties in the portfolio.

Please refer to the site below for information on JRF actions on sustainability:

JRF Web Site: <http://www.jrf-reit.com/english/structure/csr.html>

Reference Information: Environmental certifications of the properties

JRF acquired environmental certification for its portfolio through sustainability activities.

Please refer to the site below for information on environmental certifications acquired by JRF:

Environmental certifications: http://www.jrf-reit.com/english/structure/sustain_env.html#article_f

JRF will continue to conduct operations giving consideration to environment and social responsibility.