

September 20, 2018

To all concerned parties:

Investment Corporation

Japan Retail Fund Investment Corporation

(Tokyo Stock Exchange Company Code: 8953)

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Asset Management Company

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Notice Concerning GRESB Real Estate Assessment Results:

JRF Selected as “Sector Leader”

and Designated as Highest Rank “Green Star” for Four Consecutive Years

Japan Retail Fund Investment Corporation (“JRF”) hereby announces that it was selected as “Sector Leader” of Retail sector in Asia by the GRESB (Global Real Estate Sustainability Benchmark) Real Estate Assessment and designated as “Green Star,” the highest ranking for the four consecutive years in 2018.

1. Evaluation

In GRESB Real Estate Assessment, GRESB selects Real Estate companies and funds that have highest performance in each region and sector as “Sector Leader” and JRF has been selected as “Sector Leader” of Retail sector in Asia.

JRF also received “Green Star,” the highest ranking of the four categories in the GRESB Real Estate Assessment, and five 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 “Building Certifications”, “Risks & Opportunities”, “Performance Indicators” and “Monitoring & EMS (energy management system)”

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 2018, 903 real estate companies, REIT, funds, and developers participated in the assessment with a value of USD 3.6 trillion. GRESB members, representing over USD 18 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.