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Notice Concerning Reacquisition of DBJ Green Building Certification

Japan Prime Realty Investment Corporation (JPR) announced that it reacquired DBJ Green Building Certification for ten of its owned properties (Olinas Tower, JPR Sendagaya Bldg., Rise Arena Bldg., Omiya Prime East, Oval Court Ohsaki Mark West, Shinagawa Canal Bldg., Yume-ooka Office Tower, Kanematsu Bldg., JPR Crest Takebashi Bldg. and BYGS Shinjuku Bldg. (the “Properties”)) on December 26, 2018, 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

JPR has already acquired certification (“the Certification”) under the System for 17 properties and reacquired the Certification for ten properties whose certification will expire. JPR has continuously implemented environmental and energy-saving measures at its owned office buildings as well as implementing efficient energy use. In the reacquisition of the Certification for the Properties, energy-saving measures such as the adoption of LED lighting and introduction of automatic faucets after the previous acquisition of certification were evaluated and the assessment levels of five properties were improved.

The assessment level of the Properties is as follows.

Property Name (Location)	Certification Level		
	After Reacquisition	Before Reacquisition	
Olinas Tower (4-1-3 Taihei, Sumida-ku, Tokyo)	Properties with the best class environmental & social awareness 2018 	Properties with exceptionally high environmental & social awareness 2016 	
JPR Sendagaya Bldg. (4-23-5 Sendagaya, Shibuya-ku, Tokyo)	Properties with exceptionally high environmental & social awareness 2018 	Properties with excellent environmental & social awareness 2016 	
Oval Court Ohsaki Mark West (17-1 Higashi-Gotanda 2-chome, Shinagawa-ku, Tokyo)		Properties with high environmental & social awareness 2016 	
Shinagawa Canal Bldg. (12-33 Konan 2-chome, Minato-ku, Tokyo)		Properties with excellent environmental & social awareness 2018 	
Rise Arena Bldg. (5-2 Higashi-Ikebukuro 4-chome, Toshima-ku, Tokyo)	Properties with excellent environmental & social awareness 2016 		
Omiya Prime East (1-1, etc. Shimocho 2-chome, Omiya-ku, Saitama-shi, Saitama)	Properties with high environmental & social awareness 2016 		
Yume-ooka Office Tower (6-1 Kamiooka Nishi 1-chome, Konan-ku, Yokohama-shi, Kanagawa)			
Kanematsu Bldg. (14-1 Kyobashi 2-chome, Chuo-ku, Tokyo)			
BYGS Shinjuku Bldg. (19-1 Matsugaya 2-chome, Shinjuku-ku, Tokyo)			
JPR Crest Takebashi Bldg. (21-4, etc. Kanda-Nishikicho 3-chome, Chiyoda-ku, Tokyo)	Properties with high environmental & social awareness 2018 	Properties with high environmental & social awareness 2016 	

(Reference)

List of properties for which JPR has already acquired the Certification other than the Properties
(as of December 26, 2018)

Certification Level	Property Name	Location
Properties with the best class environmental & social awareness 2017 	Tokyo Square Garden	1-1 Kyobashi 3-chome, Chuo-ku, Tokyo
Properties with exceptionally high environmental & social awareness 2016 	Yakuin Business Garden	1-1 Yakuin 1-chome, Chuo-ku, Fukuoka-shi, Fukuoka
Properties with high environmental & social awareness 2017 	Minami Azabu Bldg.	12-3 Minami-Azabu 2-chome, Minato-ku, Tokyo
	JPR Chiba Bldg.	1-7, etc. Shinmachi, Chuo-ku, Chiba-shi, Chiba
Properties with high environmental & social awareness 2016 	JPR Nihonbashi-horidome Bldg.	11-12 Nihonbashi-Horidomecho 1-chome, Chuo-ku, Tokyo
	JPR Ueno East Bldg.	3-5 Matsugaya 1-chome, Taito-ku, Tokyo
	JPR Naha Bldg.	1-19 Matsugaya 1-chome, Naha, Okinawa

3. Future Measures

In order to perpetually enhance the value of its owned 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 its owned office buildings as well as increasing their efficiency of energy use.

(Attachment)

Properties with the best
class environmental &
social awareness



Olinas Tower
(1-3 Taihei 4-chome, Sumida-ku, Tokyo)



Site Area : 27,335.29 m² (note)
Total Floor Space : 257,842.41 m² (note)
Completed : February 2006
Floors : B2/45F(note)

(note) includes commercial tower and
residential tower

Properties with
exceptionally high
environmental
& social awareness



JPR Sendagaya Bldg.
(23-5 Sendagaya 4-chome, Shibuya-ku, Tokyo)



Site Area : 2,217.49m²
Total Floor Space : 7,683.19m²
Completed : May 2009
Floors : 8F

Properties with
exceptionally high
environmental
& social awareness



Oval Court Ohsaki Mark West
(17-1 Higashi-Gotanda 2-chome, Shinagawa-ku, Tokyo)



Site Area : 4,006.00m²
Total Floor Space : 28,575.80m²
Completed : June 2001
Floors : B2/17F

Properties with
excellent environmental
& social awareness



Shinagawa Canal Bldg.
(12-33 Konan 2-chome, Minato-ku, Tokyo)



Site Area : 828.82m²
Total Floor Space : 5,216.21m²
Completed : March 1997
Floors : B1/8F

Properties with
excellent environmental
& social awareness



Rise Arena Bldg.

(5-2 Higashi-Ikebukuro 4-chome, Toshima-ku, Tokyo)



Site Area : 9,377.28 m² (note)
Total Floor Space : 91,280.94 m² (note)
Completed : January 2007
Floors : B3/42F(note)

(note) includes residential tower

Properties with
excellent environmental
& social awareness



Omiya Prime East

(1-1, etc. Shimocho 2-chome, Omiya-ku, Saitama-shi, Saitama)



Site Area : 2,268.09m²
Total Floor Space : 9,203.98m²
Completed : February 2009
Floors : 9F

Properties with
excellent environmental
& social awareness



Yume-ooka Office Tower

(6-1 Kamiooka Nishi 1-chome, Konan-ku, Yokohama-shi, Kanagawa)



Site Area : 12,011.00m²
Total Floor Space : 185,974.87m²
Completed : March 1997
Floors : B3/27F

Properties with
excellent environmental
& social awareness



Kanematsu Bldg.

(14-1 Kyobashi 2-chome, Chuo-ku, Tokyo)



Site Area : 1,751.13m²
Total Floor Space : 14,995.09m²
Completed : February 1993
Floors : B2/13F

Properties with
excellent environmental
& social awareness



BYGS Shinjuku Bldg.

(19-1 Shinjuku 2-chome, Shinjuku-ku, Tokyo)



Site Area	: 3,522.46m ²
Total Floor Space	: 25,733.10m ²
Completed	: April 1985
Floors	: B2/14F

Properties with high
environmental
& social awareness



JPR Crest Takebashi Bldg.

(21-4, etc. Kanda-Nishikicho 3-chome, Chiyoda-ku, Tokyo)



Site Area	: 636.90m ²
Total Floor Space	: 4,790.68m ²
Completed	: September 1999
Floors	: B1/9F