

February 28, 2020

To all concerned parties:

Investment Corporation

Japan Retail Fund Investment Corporation

(Tokyo Stock Exchange Company Code: 8953)

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Two Properties Receive DBJ Green Building Certification

Japan Retail Fund Investment Corporation (“JRF”) hereby announces that two properties (G-Bldg. Umeda 01 and G-Bldg. Minami Aoyama 03) received DBJ Green Building Certification from Development Bank of Japan Inc. (“DBJ”) on February 28, 2020.

1. Overview of the DBJ Green Building Certification

The DBJ Green Building Certification system is a system established in April 2011 by DBJ, to support real estate properties that demonstrate environment and social considerations. The system evaluates and certifies real estate properties that meet the social economic demand, and supports initiatives taken by those properties through comprehensive assessment of each property’s environmental building features and measures taken for various stakeholders including disaster prevention and community-conscious measures. As for the retail properties, DBJ Green Building Certification for retail facilities was established in November 2014. JRF became the first J-REIT to receive DBJ Green Building Certification on November 11, 2014, when it received certification for four of its properties (Nara Family, mozo wonder city, Oyama Yuen Harvest Walk and GYRE).

G-Bldg. Umeda 01, which is composed of Bldg. A, Bldg. B and Bldg. C, has acquired certification for each of its three buildings. Including the two newly certified properties, JRF owns 23 DBJ Green Building certified properties.

For details of the DBJ Green Building Certification System, please refer to “Website jointly operated by DBJ and Japan Real Estate Institute”.

2. DBJ Green Building Certification Rank

Properties with excellent environmental & social awareness			Properties with high environmental & social awareness
G-Bldg. Umeda 01 (Bldg. A)	G-Bldg. Umeda 01 (Bldg. B)	G-Bldg. Umeda 01 (Bldg. C)	G-Bldg. Minami Aoyama 03
15-22, Chayamachi, Kita-ku, Osaka-shi, Osaka			2-12, Minami Aoyama, 5-chome, etc., Minato-ku, Tokyo
			

3. Summary of the properties awarded the certification

G-Bldg. Umeda 01		
Property Summary		Property Photo
Location	15-22, Chayamachi, Kita-ku, Osaka-shi, Osaka	
Main tenants	b-monster, LOFTMAN	
Number of stories	Bldg. A: 5-story, RC-structure building with flat roof Bldg. B and C: 4-story, (4 floors above ground) RC-structure building with flat roof	
Total floor space	Bldg. A: 1,730.56 m ² Bldg. B: 1,169.93 m ² Bldg. C: 1,225.20 m ²	
Acquisition date	October 8, 2015	

G-Bldg. Minami Aoyama 03		
Property Summary		Property Photo
Location	2-12, Minami Aoyama, 5-chome, etc., Minato-ku, Tokyo	
Main tenants	WOOLRICH	
Number of stories	2 stories above ground and 1 basement floor, SRC-structure building with steel structure flat roof	
Total floor space	Bldg. A: 960.74 m ² Bldg. B: 463.09 m ²	
Acquisition date	October 25, 2018	

4. JRF's Future Efforts

JRF will continue to take environmentally friendly measures to reduce its environmental impact by implementing environmental, energy-saving and energy efficient measures in its properties.

Reference: JRF's sustainability (<https://www.jrf-reit.com/english/sustainability/index.html>)