

**For Immediate Release
For Translation Purposes Only**

April 1, 2020

Japan Excellent, Inc. (TSE: 8987)
Hidehiko Ogawa, Executive Director

Asset Management Company:
Japan Excellent Asset Management Co., Ltd.

Representative:
Hidehiko Ogawa, President

Contact:
Kazue Horikawa
General Manager, Corporate Planning Dept.
TEL: +81-3-5412-7911

Notice Concerning Acquisition of DBJ Green Building Certification

Japan Excellent, Inc. (hereinafter “JEI”) announces that seven owned properties acquired DBJ Green Building Certification. Details are as follows.



1. DBJ Green Building Certification Assessment Rank

Property Name	Bizcore Akasaka-mitsuke SE Sapporo Building	Daiba Garden City Building Kawasaki Nisshincho Building JEI Kyobashi Building	JEI Hamamatsucho Building Core City Tachikawa
Assessment Rank	 DBJ Green Building 2019 ∞	 DBJ Green Building 2019 ∞	 DBJ Green Building 2019 ○
	Properties with excellent environmental & social awareness	Properties with high environmental & social awareness	Properties with sufficient environmental & social awareness



Bizcore Akasaka-mitsuke

	 <p>DBJ Green Building 2019 </p>
	<p>Properties with excellent environmental & social awareness</p>
<p>Assessment Points in Certification</p>	<ul style="list-style-type: none"> · Promoting conservation of energy and resources through installation of total heat exchangers, low-E double glass, luminance sensor, motion sensors, in addition to using water-saving toilets with water-saving faucets, reusing the basement frame of the previous building, and installing a rooftop wood deck made from recycled materials, etc. · Consideration given to the convenience and comfort of users through installation of a rooftop garden, securing charging stations for electric vehicles, and configuring an entrance/exit that is directly connected to the subway, etc. · Excellent disaster prevention considerations have been made for users through securing proof-stress of 1.25-times the new seismic standard, installing emergency power generators capable of supplying 15 VA/m² of electricity for 36 hours to exclusive areas, and securing three days' worth of stockpiles for tenants, etc.


SE Sapporo Building

	 <p>DBJ Green Building 2019 </p>
	<p>Properties with excellent environmental & social awareness</p>
<p>Assessment Points in Certification</p>	<ul style="list-style-type: none"> · Promoting conservation of energy and resources at the building through installation of total heat exchangers, switching to LED lighting in common areas, concluding green lease contracts, etc. · Consideration given to the comfort of users through installation of a “refresh corner” which can be used by all employees throughout the building and rentable conference rooms exclusively for tenant use, conducting of tenant satisfaction surveys, etc. · Consideration given to business continuity for tenants throughout the building by installing an emergency power generator for tenants, and in addition to the emergency generator for common areas, three power lines can be connected to the building, etc.

Daiba Garden City Building

	
	<p>Properties with high environmental & social awareness</p>
<p>Assessment Points in Certification</p>	<ul style="list-style-type: none"> · Consideration for conservation of energy and resources through conducting of pre-filter cleaning and differential pressure measurement for air conditioners, using low-E glass, and installing water-saving faucets in lavatories and hot water supply rooms, etc. · Consideration given to the convenience and comfort of users through installation of “refresh corners” on each floor and installing universal design elevators and lavatories, etc. · Consideration given to ensure user safety and disaster prevention by conducting 24-hour manned security, securing rooftop space to install generators for tenant-use, etc.


Kawasaki Nisshincho Building

	 <p>DBJ Green Building 2019 ∞</p>
<p>Assessment Points in Certification</p>	<p>Properties with high environmental & social awareness</p>
	<ul style="list-style-type: none"> · Promoting conservation of energy and resources at the building through installation of total heat exchangers, switching to LED lighting in common areas, concluding green lease contracts, etc. · Consideration given to the comfort and diversity of users by installing a “refresh corner” which can be used by all employees throughout the building, installing universal design elevators and lavatories, and conducting tenant satisfaction surveys, etc. · Consideration given to business continuity for tenants through the building’s disaster prevention functions which include emergency generators for common areas as well as two power lines that can be connected to the building.

JEI Kyobashi Building

	 <p>DBJ Green Building 2019 ∞</p>
<p>Assessment Points in Certification</p>	<p>Properties with high environmental & social awareness</p>
	<ul style="list-style-type: none"> · Consideration for conservation of energy and resources through installation of total heat exchangers, LED lighting in common areas, and automatic water faucets, in addition to green lease contracts, etc. · High convenience and comfort for users with traffic convenience and a replete proximate environment

JEI Hamamatsucho Building

	 <p>DBJ Green Building 2019</p>	
<p>Assessment Points in Certification</p>	<p>Properties with sufficient environmental & social awareness</p> <ul style="list-style-type: none"> · Consideration for conservation of energy and resources through water-saving through automatic faucets, and introducing fresh air by installing total heat exchangers, etc. · Taking proactive initiatives to improve awareness for conservation of energy among building users by concluding green lease contracts, making conservation of energy mandatory for tenants. 	

Core City Tachikawa

	 <p>DBJ Green Building 2019</p>	
<p>Assessment Points in Certification</p>	<p>Properties with sufficient environmental & social awareness</p> <ul style="list-style-type: none"> · Consideration given to business continuity for tenants throughout the building by installing an emergency power generator for tenants, and in addition to the emergency generator for common areas, two power lines can be connected to the building, etc. · Consideration given to the comfort and diversity of users by conducting tenant satisfaction surveys and installing universal design elevators and lavatories, etc. 	

3. Status of Acquisition of DBJ Green Building Certification

As of the date of this release, JEI has acquired DBJ Green Building Certification for 19 properties (78.4% based on leasable area; 54.3% based on number of properties) among 35 owned properties* (excluding one land with leasehold interest).

Property Name	Certification
AKASAKA INTERCITY	(★★★★★) Properties with the best environmental & social awareness
AKASAKA INTERCITY AIR	
HAMARIKYU INTERCITY Residential portion	
Office portion	(★★★★) Properties with exceptionally high environmental & social awareness
Mansard Daikanyama	
Nisseki Yokohama Building	
Omori Bellport D	(★★★) Properties with excellent environmental & social awareness
Kowa Nishi-Shimbashi Building	
Musashikosugi Tower Place	
Kowa Kawasaki Higashiguchi Building	
Kowa Kawasaki Nishiguchi Building	
Bizcore Akasaka-mitsuke	
SE Sapporo Building	
Shiba 2-Chome Building	(★★) Properties with high environmental & social awareness
Daiba Garden City Building	
Kawasaki Nisshincho Building	
JEI Kyobashi Building	
JEI Hamamatsucho Building	(★) Properties with sufficient environmental & social awareness
Core City Tachikawa	

*The residential portion of and the office portion of HAMARIKYU INTERCITY are counted as one property each.

4. Future Initiatives of JEI

JEI and the asset management company retained by JEI will work to reduce the environmental burden and to cooperate/collaborate with stakeholders to achieve a sustainable society as a basic policy. We will continue to improve energy use efficiency, disaster prevention and security performance as well as convenience and comfort of tenants at owned buildings while cooperating with property management companies, etc.

(Reference) Overview of DBJ Green Building Certification

The DBJ Green Building Certification System (the “System”) is a system developed by Development Bank of Japan, Inc. (DBJ) in April 2011 to recognize and support real estate with environmental and social awareness (“Green Buildings”). It supports environmental initiatives by evaluating/certifying real estate that are sought socially and economically based on comprehensive evaluation taking into account the subject property’s responses to various stakeholders including disaster prevention and consideration for communities as well as its environmental performance.

Please refer to the following for more information on the system. The website is operated jointly by DBJ and JREI: <http://igb.jp/en/index.html>

(End)

Japan Excellent, Inc. Website: <https://www.excellent-reit.co.jp/en/>