Japan Excellent, Inc.

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For Translation Purposes Only

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Japan Excellent, Inc. (TSE: 8987)
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Notice Concerning Acquisition of DBJ Green Building Certification

Japan Excellent, Inc. (hereinafter "JEI") announces that HAMARIKYU INTERCITY (owned by JEI through trust beneficiary interest in real estate) has been conferred DBJ Green Building Certification Development Bank of Japan Inc. (hereinafter "DBJ").

1. Overview of DBJ Green Building Certification

The DBJ Green Building Certification System (hereinafter "System") is designed to promote real estate properties that demonstrate environmentally friendly building features, security measures, disaster prevention measures and take into account societal demands from various stakeholders surrounding the properties. Properties with excellence that meet the demands of the times are selected based on a scoring model independently developed by DBJ.

Please refer to the following for more information on the System. Website operated jointly by DBJ and Japan Real Estate Institute: http://igb.jp/index.html (Japanese only)

2. DBJ Green Building Certification Assessment Rank

Assessment Rank	Property Name	Location
Properties with excellent environmental & social awareness DBJ Green Building 2014	HAMARIKYU INTERCITY	1-9-1 and 1-9-15, Kaigan Minato-ku, Tokyo

HAMARIKYU INTERCITY was designed by taking environmental friendliness and energy-saving into consideration. It adopted district heating and cooling and high heat-shield, heat-insulating multilayered glass as well as reuse rainwater and air conditioning drainage to over-plant irrigation. However, the following points were especially recognized.

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(1) Superior environmental consideration through installation of BEMS and photovoltaic power generation while taking tenant comfort into consideration.
(2) BCP correspondence through ensuring of an emergency reserve power source

3. JEI's Future Initiative

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 advance environmental and energy-saving measures as well as improve energy use efficiency of owned buildings while cooperating with property managers, etc.

(End)

Japan Excellent, Inc. Website: www.excellent-reit.co.jp/eng/

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(Appendix) Summary of HAMARIKYU INTERCITY









Properties with excellent environmental & social awareness

DBJ Green Building 2014

Location	1-9-1 and 1-9-15, Kaigan Minato-ku, Tokyo
Site area (Land)	3,843.34 m^2
Site area (Building)	35,555.87 m^2
Structure	S/SRC, Flat-roofed, B2/25F
Completion Date	March 7, 2011
PML	2.60%