Japan Retail Fund Investment Corporation

Japan Retail Fund Investment Corporation (Tokyo Stock Exchange Company Code: 8953)
News Release – March 17, 2017

Five Properties Receive DBJ Green Building Certification

Japan Retail Fund Investment Corporation ("JRF") hereby announces that five properties (Bic Camera Tachikawa, KAMISHIN PLAZA, SEIYU Hibarigaoka, La Porte Aoyama and pivo Izumi Chuo) received DBJ Green Building Certification from Development Bank of Japan Inc. ("DBJ") on March 17, 2017.

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 October 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). Including the five newly certified properties, JRF owns 15 DBJ Green Building certified properties.

2. DBJ Green Building Certification Rank

Properties with excellent environmental & social awareness	**Properties with excellent environmental & social awareness**	**Properties with high environmental & social awareness**	**Properties with satisfactory environmental & social awareness**	**Properties with satisfactory environmental & social awareness**
Bic Camera Tachikawa	**KAMISHIN PLAZA**	**SEIYU Hibarigaoka**	**La Porte Aoyama**	**pivo Izumi Chuo**
12-2, Akebonocho 2-chome, Tachikawa-shi, Tokyo, etc.	6-12, Osumi 1-chome, Higashiyodogawa-ku, Osaka-shi, Osaka	9-8, Sumiyoshicho 3-chome, Nishi-Tokyo-shi, Tokyo	51-8, Jingumae 5-chome, Shibuya-ku, Tokyo	1-2, Ibukino 5-chome, Izumi-shi, Osaka, etc.
DBJ Green Building 2016 ∞∞	DBJ Green Building 2016 ∞∞	DBJ Green Building 2016 ∞	DBJ Green Building 2016 ○	DBJ Green Building 2016 ○

3. Assessment points for the properties awarded the certification

- JRF proactively releases information about properties it owns through its website and other channels. This includes information on continuous energy consumption performance based on analysis of data on energy consumption and CO_2 emissions(Note) as well as information on properties where solar panels and greening measures have been introduced.
- At Bic Camera Tachikawa, earthquake-proofing and large-scale upgrading works have been carried out despite the building's age of around 50 years. This will allow for long-term utilization of the building and boost its earthquake resistance, as well as renewing the external appearance.
- Facility management at KAMISHIN PLAZA has included energy-saving measures such as adopting LED lighting and water-saving 6-liter water closets throughout the building. An emergency store of three days' food supply for 150 people has also been prepared as a disaster-preparedness measure.

(Note) As a measure against carbon risk, JRF undertakes integrated management of statistics on energy consumption and CO_2 emissions at properties whose energy management it is responsible for through outsourcing to an external business operator.

4. Summary of the properties awarded the certification

Bic Camera Tachikawa

Property Summary		Property Photo
Location	12-2, Akebonocho 2-chome, Tachikawa-shi, Tokyo, etc.	
Main tenants	Bic Camera	
Number of stories	Main bldg.: 8 stories above ground and 2 stories underground Annex: 3 stories above ground and 2 stories underground	
Total floor space	Main bldg.: 19,354.92 m^2 Annex: 1,628.51 m^2	
Acquisition date	September 29, 2004	

KAMISHIN PLAZA

Property Summary		Property Photo
Location	6-12, Osumi 1-chome, Higashiyodogawa-ku, Osaka-shi, Osaka	
Main tenants	Heiwado Friend Mart, The Bank of Tokyo-Mitsubishi UFJ	
Number of stories	Main bldg.: 2 stories above ground and 1 story underground Annex: 2 stories above ground Machinery block: 1 story above ground Food court bldg.: 2 stories above ground	
Total floor space	Main bldg.: 17,734.13 m^2 Annex: 253.46 m^2 Machinery block: 39.10 m^2 Food court bldg.: 637.57 m^2	
Acquisition date	October 3, 2013	

SEIYU Hibarigaoka

Property Summary		Property Photo
Location	9-8, Sumiyoshicho 3-chome, Nishi-Tokyo-shi, Tokyo	
Main tenants	SEIYU	
Number of stories	6 stories above ground and 1 story underground	
Total floor space	19,070.88 m^2	
Acquisition date	March 9, 2005	

La Porte Aoyama

Property Summary		Property Photo
Location	51-8, Jingumae 5-chome, Shibuya-ku, Tokyo	
Main tenants	BENOIT	
Number of stories	11 stories above ground and 2 stories underground	
Total floor space	6,572.29 m^2	
Acquisition date	March 1, 2010	

pivo Izumi Chuo

Property Summary		Property Photo
Location	1-2, Ibukino 5-chome, Izumi-shi, Osaka, etc.	
Main tenants	Yamada Denki, Sumitomo Mitsui Banking Corp.	
Number of stories	pivo bldg.: 5 stories above ground Tecc Land bldg.: 3 stories above ground	
Total floor space	pivo bldg.: 7,146.70 m^2 Tecc Land bldg.: 10,258.96 m^2	
Acquisition date	October 5, 2012	

5. 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 (http://www.jrf-reit.com/english/structure/csr.html)

About JRF: JRF is the third listed Japanese Real Estate Investment Trust ("J-REIT") and the first J-REIT to focus exclusively on retail properties.

Please refer to our website at http://www.jrf-reit.com/english/index.html for further details.

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This translation is for informational purposes only. The Japanese language release should be referred to as the original.