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MC-UBS GROUP

Japan Retail Fund Investment Corporation

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To all concerned parties:

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Two Properties Receive DBJ Green Building Certification

Japan Retail Fund Investment Corporation ("JRF") hereby announces that two properties (MARINE & WALK YOKOHAMA and m-city Toyonaka) received DBJ Green Building Certification from Development Bank of Japan Inc. ("DBJ") on August 4, 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 two newly certified properties, JRF owns 17 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**
MARINE & WALK YOKOHAMA	**m-city Toyonaka**
3-1 Shinko 1-chome, Naka-ku, Yokohama-shi, Kanagawa	2-18, Hinode-cho, 2-chome, Toyonaka-shi, Osaka
DBJ Green Building 2017	DBJ Green Building 2017

3. Assessment points for the properties awarded the certification

MARINE & WALK YOKOHAMA

- Energy-saving facility operations including the use of LEDs for all lights and water-saving fixtures for all toilets throughout the building
- Consideration for comfort in the working environments of employees, including enhanced interior design, installation of televisions, sofas, and a snack bar in lounges for tenant employees

m-city Toyonaka

- Emphasis on customer convenience including consideration for eco-cars with the installation of an electric vehicle charging pit and a full complement of baby-friendly facilities including changing tables, baby chairs, and a nursing room

4. Summary of the properties awarded the certification

MARINE & WALK YOKOHAMA

Property Summary		Property Photo
Location	3-1 Shinko 1-chome, Naka-ku, Yokohama-shi, Kanagawa	
Main tenants	BAYSIDE GEIHINKAN VERANDA minatomirai	
Number of stories	5 stories above ground and 1 story underground	
Total floor space	12,670.93 m^2	
Acquisition date	March 24, 2017 and May 1, 2017	

m-city Toyonaka

Property Summary		Property Photo
Location	2-18, Hinode-cho, 2-chome, Toyonaka-shi, Osaka	
Main tenants	EDION	
Number of stories	4 stories above ground	
Total floor space	33,301.93 m^2	
Acquisition date	October 1, 2014	

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)

This English language release is for informational purposes only, and the Japanese language release should be referred to as the original.