Japan Prime Realty Investment Corporation

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Notice Concerning Designation as "Green Star" Ranking in GRESB Real Estate Assessment

Japan Prime Realty Investment Corporation (JPR) announced that it has been designated as "Green Star" in the Global Real Estate Sustainability Benchmark (GRESB) Real Estate Assessment conducted in 2018, marking the fifth consecutive year of recognition in the GRESB survey, as described below.

Details

1. Overview of the GRESB Survey

The Global Real Estate Sustainability Benchmark is a benchmark system for evaluating environmental, social and governance (ESG) considerations in the real estate sector, established in 2009 primarily by major European pension fund groups. Of the survey subjects, the GRESB real estate assessment covers real estate companies and funds that are mainly engaged in managing existing properties.

As of September 2018, approximately 75 GRESB members (pension funds and other institutional investors) with total assets under management of approximately 1,980 trillion yen (approximately US$18 trillion [at a rate of 110 yen to the U.S. dollar]) use the data of the GRESB assessment results in selecting investment objects and in discussions with counterparties of investment. A total of 903 entities globally, comprising real estate companies, REITs and funds, participated in the 2018 survey.

For the entire outcome of the 2018 GRESB survey, please refer to the following website:
「2018 GRESB Real Estate Results」: https://gresb.com/2018-gresb-results-released/

2. Assessment Results and Designation as "Green Star" Ranking

With regard to JPR's initiatives on sustainability, the 2018 survey acknowledged its superiority both in the "Management & Policy" and "Implementation & Measurement" dimensions, and designated JPR as "Green Star" for the fifth consecutive year. Moreover, JPR was granted "4 Stars," a higher mark, in the GRESB Rating (five-level rating with the highest being "5 Stars")

for the third consecutive year. In addition, JPR received a "A," the highest rating, in the GRESB Public Disclosure (Evaluation of ESG Disclosure Level).

The following initiatives taken by JPR were acknowledged in the assessment of the survey:

- Enhanced management and strategy for sustainability, including establishment of objectives and reinforcement of the implementation system
- Concrete actions for appropriately understanding ESG risks and improving on ESG issues
- Strengthened efforts in establishing relationships with tenants and other stakeholders

3. Future Endeavors by JPR

In order to perpetually enhance the value of its properties, JPR has established a brand strategy called "A/3S" (with the three S's of Service, Safety and Save Energy as the core, providing the best A (Amenities)), and is proactively promoting not only energy-saving measures but also various efforts to increase tenant satisfaction.

Going forward, JPR will continue its endeavors on environmentally-friendly asset management by enhancing its integrated framework of initiatives among all business associates involved in building operations, including the asset management company, property management companies and building maintenance companies, as well as asking its tenants for cooperation.