Japan Prime Realty Investment Corporation

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For Translation Purposes Only

For Immediate Release

Japan Prime Realty Investment Corporation
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Notice Concerning Acquisition of DBJ Green Building Certification

Japan Prime Realty Investment Corporation (JPR) announced that it acquired DBJ Green Building Certification for its owned property (Kawasaki Dice bldg., (the "Property")) on June 24, 2019, as described below.

Details

1. Overview of DBJ Green Building Certification

The DBJ Green Building Certification System ("the System") is a system of certifying buildings using a scoring model originally developed by Development Bank of Japan Inc. which selects blue-chip buildings that meet the demands of the times. Its purpose is to promote real estate that are friendly to the environment, sufficiently equipped to prevent crime and mitigate disasters, as well as meet the various social requirements of real estate stakeholders ("Green Buildings").

For details of the System, please refer to http://igb.jp/en/, website jointly operated by Development Bank of Japan Inc. and Japan Real Estate Institute.

2. DBJ Green Building Certification Assessment Level

Certification JPR acquired ("the Certification") under the System for the Property is as follow.

Certification Level	Property Name	Location
Properties with excellent environmental & social awareness 2019	Kawasaki Dice bldg.	8-3, Ekimae-Honcho, Kawasaki-ku, Kawasaki-shi, Kanagawa and others

The Property was recognized for being equipped with various environmental and energy conserving technologies. In particular, the following points were highly evaluated in the assessment.

- Consideration for energy and resource conservation such as the planned introduction of an air-conditioning unit (ventilation system) with CO_2 control system, installation of LED

lighting in common-use areas as well as installation of windows to let in light and shield from heat.

・Consideration for disaster mitigation and crime prevention such as the installation of emergency power generators, entry supervision using IC cards and around-the-clock manned security.

・Consideration for the diversity of users such as the installation of children-related facilities including baby rooms and universally designed elevators and restrooms, and opening of a website with a multi-language guide of the facility for inbound tourists.

Furthermore, JPR already received certifications under the System for fifteen properties. This latest acquisition of certification brings the total number of certified properties JPR owns to sixteen.

(Reference)

List of properties for which JPR has already acquired the Certification other than the Property

(as of June 24, 2019)

Certification Level	Property Name	Location
Properties with the best class environmental & social awareness 2018	Olinas Tower	1-3 Taihei 4-chome, Sumida-ku, Tokyo
Properties with the best class environmental & social awareness 2017	Tokyo Square Garden	1-1 Kyobashi 3-chome, Chuo-ku, Tokyo
Properties with exceptionally high environmental & social awareness 2018	Oval Court Ohsaki Mark West	17-1 Higashi-Gotanda 2-chome, Shinagawa-ku, Tokyo
	Shinjuku Center Bldg.	25-1 Nishi-Shinjuku 1-chome, Shinjuku-ku, Tokyo
	JPR Sendagaya Bldg.	23-5 Sendagaya 4-chome, Shibuya-ku, Tokyo
Properties with excellent environmental & social awareness 2018	Kanematsu Bldg.	14-1 Kyobashi 2-chome, Chuo-ku, Tokyo
	BYGS Shinjuku Bldg.	19-1 Shinjuku 2-chome, Shinjuku-ku, Tokyo
	Shinagawa Canal Bldg.	12-33 Konan 2-chome, Minato-ku, Tokyo
	Rise Arena Bldg.	5-2 Higashi-Ikebukuro 4-chome, Toshima-ku, Tokyo
	Yume-ooka Office Tower	6-1 Kamiooka Nishi 1-chome, Konan-ku, Yokohama-shi, Kanagawa
	Omiya Prime East	1-1, etc. Shimocho 2-chome, Omiya-ku, Saitama-shi, Saitama

Properties with high environmental & social awareness 2018	JPR Crest Takebashi Bldg.	21-4, etc. Kanda-Nishikicho 3-chome, Chiyoda-ku, Tokyo
	Shinjuku Square Tower	22-1 Nishi-Shinjuku 6-chome, Shinjuku-ku, Tokyo
Properties with high environmental & social awareness 2017	Minami Azabu Bldg.	12-3 Minami-Azabu 2-chome, Minato-ku, Tokyo
	JPR Chiba Bldg.	1-7, etc. Shinmachi, Chuo-ku, Chiba-shi, Chiba

3. Future Measures

Under the recognition that ESG initiatives are indispensable for sustainable growth, JPR has long worked on environmental and energy-saving measures and enhancement of tenant satisfaction at owned properties, and established the Sustainability Committee in 2018, among other efforts. Going forward, JPR intends to continue promoting initiatives for sustainability on an organizational basis. JPR has worked to acquire environmental performance certifications, etc. as part of such initiatives for sustainability and will continue to proactively promote acquisition by further advancing environmental and energy-saving measures and improving energy-use efficiency at owned properties while collaborating with the tenants, property management companies (PM companies) and building maintenance companies (BM companies) going forward.

(Attachment)

Properties with excellent environmental & social awareness

DBJ Green Building 2019

Kawasaki Dice bldg.
(8-3, Ekimae-Honcho, Kawasaki-ku, Kawasaki-shi, Kanagawa and others)



Site Area	: 4,475.45m^2
Total Floor Space	: 36,902.01m^2
Completed	: August 2003
Floors	: B2/11F