Japan Excellent, Inc.

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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 owned properties (HAMARIKYU INTERCITY (Residential portion SKY HOUSE HAMARIKYU), Mansard Daikanyama and Shiba 2-Chome Building) were today conferred DBJ Green Building Certification. Details are as follows.

1. Overview of DBJ Green Building Certification

The DBJ Green Building Certification System (the "System") is a system developed by DBJ in April 2011 to recognize and support buildings with environmental and social awareness ("Green Buildings"). It supports environmental initiatives by evaluating/certifying buildings that are socially and economically sought, based on comprehensive evaluation taking into account the subject building's responses to various stakeholders including disaster prevention and consideration for communities as well as its environmental performance.

Please refer to the following for more information on the System. Website operated jointly by DBJ and JREI: http://igb.jp/en/index.html

2. DBJ Green Building Certification Assessment Rank

Property Name	HAMARIKYU INTERCITY (Residential portion: SKY HOUSE HAMARIKYU)	Mansard Daikanyama	Shiba 2-Chome Building
Assessment Rank	DBJ Green Building 2018 ∞∞∞	DBJ Green Building 2018 ∞∞	DBJ Green Building 2018 ∞
	Properties with the best environmental & social awareness	Properties with exceptionally high environmental & social awareness	Properties with high environmental & social awareness

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HAMARIKYU INTERCITY (Residential portion SKY HOUSE HAMARIKYU)

<table>
<tr><td rowspan="2"></td><td>DBJ Green Building 2018</td></tr>
<tr><td>Properties with the best environmental & social awareness</td></tr>
<tr><td>Assessment Points in Certification</td><td>· Consideration given to security and safety of residents through installation of a double-key door with a dimple key as well as an automatically locking door at the entrance, an intercom with a monitor and incorporation of around-the-clock security system.
· Providing residents a full range of services such as a storage space, fitness room, lounge which can be privately rented and operation by concierge.
· Providing a full range of facilities that contribute to the comfort and convenience of residents, including a temporary garbage storage space on each floor in addition to high specifications for dwelling units such as a floor heating system and storage locker at the entrance.</td></tr>
<tr><td colspan="2">* While HAMARIKYU INTERCITY (Upper floor: Residence, Lower floor: Office) had previously been conferred the certification as an entire building, the residential portion (SKY HOUSE HAMARIKYU) newly received the certification this time around.</td></tr>
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Mansard Daikanyama

	DBJ Green Building 2018 ∞∞∞ Properties with exceptionally high environmental & social awareness
Assessment Points in Certification	· Promoting energy saving by proactively incorporating Low-E double glass, automatic faucets and motion sensors. · Consideration given to resource saving through installation of separate garbage bins for sorted garbage in the common area, recycling paper, etc. and managing waste amounts through installation of a garbage meter. · Excellent disaster prevention performance of the building having sufficient office building specifications as well as having an emergency generator installed in the common area, emergency kit cabinet installed in elevators, water tank installed for disaster situations, etc.

Shiba 2-Chome Building

	DBJ Green Building 2018 ∞ Properties with high environmental & social awareness
Assessment Points in Certification	· Consideration given to environment through introduction of facilities with high energy-saving performance such as LED lighting in common areas and lighting with a motion sensor. · Promoting energy saving and resource saving through separation of garbage, collection of items for recycling, etc.

3. Future Initiatives of JEI

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/