

February 21, 2025

To All Concerned Parties

6-8-7 Ginza, Chuo-ku, Tokyo
Frontier Real Estate Investment Corporation
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(Securities Code: 8964)

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Notice Concerning Reacquisition of DBJ Green Building Certification

Frontier Real Estate Investment Corporation (the “Investment Corporation”) hereby announces that the Investment Corporation has re-acquired DBJ Green Building certification for its owned property, AEON MALL Ibaraki, AEON MALL NAGOYADOME-Mae, Mitsui Outlet Park IRUMA, Mitsui Shopping Park LaLaport IWATA and VIORO, on February 21, 2025. The Investment Corporation has been putting forth efforts to reduce environmental burdens and promote coexistence and cooperation with local communities on a daily basis in accordance with the Asset Management Company’s Sustainability Policy.

1. Overview of the DBJ Green Building Certification

DBJ Green Building Certification Program was launched by DBJ in April, 2011 for the purpose of supporting the properties which give proper care to environment and society (“Green Building”). The program evaluates, certifies and supports properties which are required by society and economy. It makes comprehensive assessment of properties, while evaluating various factors which range from properties’ environmental features to their communication with stakeholders, such as disaster prevention and proper care for surrounding communities.

As for the details of this certification program, please refer to the website below.

Website: <https://igb.jp/en/index.html>

2. DBJ Green Building Certification rank

Property name	Certification rank
Mitsui Shopping Park LaLaport IWATA	 DBJ Green Building 2024  Properties with the best class environmental & social awareness

Property name	Certification rank
AEON MALL NAGOYADOME-Mae Mitsui Outlet Park IRUMA	 DBJ Green Building 2024 ∞ Properties with exceptionally high environmental & social awareness
AEON MALL Ibaraki VIORO	 DBJ Green Building 2024 ∞ Properties with excellent environmental & social awareness

3. Assessment Points for the Certification

AEON MALL Ibaraki

- Performance higher than the average for assets with the same rank in the area of “Resilience” and “Well-being”
- Ensuring a high level of disaster and crime prevention through measures such as the installation of dual power reception lines in addition to an emergency power generator and an IC card security system in the backyard, as well as security personnel on duty around the clock
- Enhancing the convenience and comfort of users through measures such as ample ceiling height, powder rooms, and EV charging spaces on site, free Wi-Fi in communal areas, and an unstaffed convenience store for employees, as well as providing walking lanes in the building

AEON MALL NAGOYADOME-Mae

- Performance superior in the area of “Resilience” and higher in the area of “Partnership” compared to the average for assets with the same rank
- Ensuring a high level of disaster and crime prevention through measures such as securing dual power reception lines in addition to an emergency power generator and an emergency generator storage area for tenants, an IC card security system in the backyard, and security personnel on duty around the clock
- Building partnerships among stakeholders through measures such as disclosing energy consumption to tenants, setting property-specific energy reduction targets, developing long-term repair plans, and disclosing CO₂ information in the property portfolio

Mitsui Outlet Park IRUMA

- Performance superior in the area of “Community & Diversity” and higher in the area of “Resilience” compared to the average for assets with the same rank
- Consideration for the diversity of users through measures such as the improvement of child-related facilities, foreign-language guides and in-building broadcasts, along with consideration for the surrounding environment through the installation of dry mist and wall greening and large-scale

landscaping

- Ensuring a high level of disaster and crime prevention through measures such as the storage of emergency stockpiles for tenants and the installation of dual power reception lines in addition to an emergency power generator, emergency manhole toilets, as well as security personnel on duty around the clock

Mitsui Shopping Park LaLaport IWATA

- Performance superior to the average for assets with the same rank in the area of “Partnership”
- Building partnerships among stakeholders through measures such as ensuring opportunities for dialogue on energy conservation at managers’ meetings, setting property-specific energy reduction targets, developing long-term repair plans, and disclosing CO₂ information in the property portfolio
- Consideration for energy and resource conservation through measures such as applying heat-shielding paint to glass, adopting a CO₂ control system for the amount of fresh air introduced into the building, switching to LED lighting in communal areas, installing motion sensors, and adopting water-saving faucets

VIORO

- Performance excellence in the area of “Partnership” and superior in the area of “Community & Diversity” compared to the average for assets with the same rank
- Building partnerships among stakeholders through measures such as awareness-raising on electricity and water conservation in the backyard, the development of long-term repair plans, and the disclosure of CO₂ information in the property portfolio
- Consideration for the diversity of users and the surrounding community through measures such as tenancy by co-working space operators, the establishment of a staffed information center, and the promotion of community involvement through participation in local events

4. Summary of the Property Re-acquired the Certification

AEON MALL Ibaraki

Location	(1)[Retail and parking buildings]8-30 Matsugamoto-cho, Ibaraki City, Osaka (2)[Sports building] 1-7-5 Shimohozumi, Ibaraki City, Osaka	
Lot area	64,580.97 m ²	
Floor area	(1) [Retail building] 83,369.99 m ² [Parking building] 55,346.67 m ² (2) [Sports building] 7,479.19 m ²	
Completion date	November 2000	

AEON MALL NAGOYADOME-Mae

Location	4-1-19 Yada-Minami, Higashi Ward, Nagoya City, Aichi	
Lot area	62,732.85 m ²	
Floor area	135,361.88 m ²	
Completion date	March 2006	

Mitsui Outlet Park IRUMA

Location	3169-1 Aza-Kaihatsu, Miyadera, Iruma City, Saitama, etc.	
Lot area	84,738.25 m ²	
Floor area	87,479.59 m ²	
Completion date	February 2008	

Mitsui Shopping Park LaLaport IWATA

Location	1200 Takamioka, Iwata City, Shizuoka, etc.	
Lot area	66,915.00 m ²	
Floor area	131,587.82 m ²	
Completion date	May 2009	

VIORO

Location	2-10-3 Tenjin, Chuo Ward, Fukuoka City, Fukuoka	
Lot area	1,505.15 m ²	
Floor area	10,830.09 m ²	
Completion date	August 2006	

5. The Investment Corporation's Initiatives Going Forward

In accordance with the Asset Management Company's Sustainability Policy, the Investment Corporation recognizes the importance of environmental, social and governance (ESG) considerations and implements initiatives aimed at enhancing sustainability.

For more details, please refer to the following website.

The Investment Corporation's Sustainability Initiatives: <https://www.frontier-reit.co.jp/en/csr/index.html>

Frontier Real Estate Investment Corporation website: <https://www.frontier-reit.co.jp/en/>

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