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**For Translation Purposes Only****For Immediate Release**

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## Notice Concerning Acquisition of DBJ Green Building Certification

Japan Prime Realty Investment Corporation (JPR) announced that it received DBJ Green Building Certification for four of its owned properties (Rise Arena Bldg., Omiya Prime East, Yume-ooka Office Tower and Oval Court Ohsaki Mark West) on December 5, 2014 from the Development Bank of Japan Inc. (DBJ), 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 DBJ 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 disaster, 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/index.html> (in Japanese), a website jointly operated by DBJ and Japan Real Estate Institute.

#### 2. DBJ Green Building Certification Assessment Level

| Certification Level  | Property Name               | Location   |
|--|-----------------------------|--|
| Properties with excellent environmental & social awareness<br>    | Rise Arena Bldg.            | 5-2, Higashi-Ikebukuro 4-chome, Toshima-KU, Tokyo (Residential)            |
|  | Omiya Prime East            | 1-1, etc., Shimocho 2-chome, Omiya-ku, Saitama-shi, Saitama                |
|  | Yume-ooka Office Tower      | 6-1 Kamiooka Nishi 1-chome, Konan-ku, Yokohama-shi, Kanagawa (Residential) |
| Properties with satisfactory environmental & social awareness<br> | Oval Court Ohsaki Mark West | 17-1 Higashi-Gotanda 2-chome, Shinagawa-ku, Tokyo (Residential)            |

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

- (1) Endeavors to reduce environmental burdens are being made proactively by introducing highly energy-efficient facilities including LED lighting and water-saving toilets.
- (2) Close coordination is being made with tenants and property management companies through establishment of energy-saving targets and preparation of manuals for business continuity plans (BCPs).
- (3) Contributions to local communities have been achieved at Rise Arena Bldg. and Yume-ooka Office Tower, as they offer a function as public facilities through the theater halls and welfare facilities, etc. housed in their lower floors.

Furthermore, JPR already received certifications under the System for nine properties. These latest acquisition of the certifications brings the total number of certified properties JPR owns to thirteen.

(Reference)

List of Properties for which JPR Already Acquired the DBJ Green Building Certification

(as of November 30, 2014)

| Certification Level  | Property Name                 | Location   |
|--|-------------------------------|--|
| Properties with exceptionally high environmental & social awareness<br><b>2014</b>  | Olinas Tower                  | 4-1-3 Taihei, Sumida-ku, Tokyo (Residential)                   |
|  | Yakuin Business Garden        | 1-1-1 Yakuin, Chuo-ku, Fukuoka-shi, Fukuoka (Residential)      |
| Properties with excellent environmental & social awareness<br><b>2014</b>           | JPR Sendagaya Bldg.           | 4-23-5 Sendagaya, Shibuya-ku, Tokyo (Residential)              |
|  | Shinagawa Canal Bldg.         | 2-12-33, Konan, Minato-ku, Tokyo (Residential)                 |
| Properties with high environmental & social awareness<br><b>2014</b>                | JPR Crest Takebashi Bldg.     | 3-21-4, etc. Kanda-Nishikicho, Chiyoda-ku, Tokyo (Residential) |
|  | BYGS Shinjuku Bldg.           | 1-3-5 Matsugaya, Taito-ku, Tokyo (Residential)                 |
|  | JPR Ueno East Bldg.           | 2-19-1, Shinjuku, Shinjuku-ku, Tokyo (Residential)             |
| Properties with satisfactory environmental & social awareness<br><b>2014</b>        | JPR Nihonbashi-horidome Bldg. | 1-11-12 Nihonbashi-Horidomecho, Chuo-ku, Tokyo (Residential)   |
|  | Kanematsu Bldg.               | 2-14-1, Kyobashi, Chuo-ku, Tokyo (Residential)                 |



### **3. Future Measures**

In order to perpetually enhance the value of its office buildings, JPR has implemented 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)) (“JPR Brand Strategy”), and proactively promoted not only energy-saving measures but also various efforts to increase tenant satisfaction.

JPR will, as part of the JPR Brand Strategy, continue to advance measures, collaborating with the Property Manager in terms of environmental and energy-saving measures at owned office buildings as well as increasing their efficiency of energy use.

**(Attachment)**

|   |   |           |                           |                   |                            |           |                 |        |            |
|---|---|-----------|---------------------------|-------------------|----------------------------|-----------|-----------------|--------|------------|
| <p>Properties with excellent environmental &amp; social awareness</p>  <p>DBJ Green Building 2014</p>      | <p><b>Rise Arena Bldg.</b><br/>(5-2, Higashi-Ikebukuro 4-chome, Toshima-KU, Tokyo (Residential))</p>  <table data-bbox="938 376 1326 533"> <tr> <td>Site Area</td> <td>: 9,377.28m<sup>2</sup></td> </tr> <tr> <td>Total Floor Space</td> <td>: 91,280.94m<sup>2</sup></td> </tr> <tr> <td>Completed</td> <td>: January 2007</td> </tr> <tr> <td>Floors</td> <td>: B3 / 42F</td> </tr> </table>                      | Site Area | : 9,377.28m <sup>2</sup>  | Total Floor Space | : 91,280.94m <sup>2</sup>  | Completed | : January 2007  | Floors | : B3 / 42F |
| Site Area   | : 9,377.28m <sup>2</sup>  |           |                           |                   |                            |           |                 |        |            |
| Total Floor Space   | : 91,280.94m <sup>2</sup>   |           |                           |                   |                            |           |                 |        |            |
| Completed   | : January 2007  |           |                           |                   |                            |           |                 |        |            |
| Floors  | : B3 / 42F  |           |                           |                   |                            |           |                 |        |            |
| <p>Properties with excellent environmental &amp; social awareness</p>  <p>DBJ Green Building 2014</p>     | <p><b>Omiya Prime East</b><br/>(1-1, etc., Shimocho 2-chome, Omiya-ku, Saitama-shi, Saitama)</p>  <table data-bbox="938 801 1326 958"> <tr> <td>Site Area</td> <td>: 2,268.09m<sup>2</sup></td> </tr> <tr> <td>Total Floor Space</td> <td>: 9,203.98m<sup>2</sup></td> </tr> <tr> <td>Completed</td> <td>: February 2009</td> </tr> <tr> <td>Floors</td> <td>: 9F</td> </tr> </table>                               | Site Area | : 2,268.09m <sup>2</sup>  | Total Floor Space | : 9,203.98m <sup>2</sup>   | Completed | : February 2009 | Floors | : 9F       |
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| Total Floor Space   | : 9,203.98m <sup>2</sup>  |           |                           |                   |                            |           |                 |        |            |
| Completed   | : February 2009   |           |                           |                   |                            |           |                 |        |            |
| Floors  | : 9F  |           |                           |                   |                            |           |                 |        |            |
| <p>Properties with excellent environmental &amp; social awareness</p>  <p>DBJ Green Building 2014</p>    | <p><b>Yume-ooka Office Tower</b><br/>(6-1 Kamiooka Nishi 1-chome, Konan-ku, Yokohama-shi, Kanagawa (Residential))</p>  <table data-bbox="938 1249 1326 1406"> <tr> <td>Site Area</td> <td>: 12,011.00m<sup>2</sup></td> </tr> <tr> <td>Total Floor Space</td> <td>: 185,974.87m<sup>2</sup></td> </tr> <tr> <td>Completed</td> <td>: March 1997</td> </tr> <tr> <td>Floors</td> <td>: B3 / 27F</td> </tr> </table> | Site Area | : 12,011.00m <sup>2</sup> | Total Floor Space | : 185,974.87m <sup>2</sup> | Completed | : March 1997    | Floors | : B3 / 27F |
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| Total Floor Space   | : 185,974.87m <sup>2</sup>  |           |                           |                   |                            |           |                 |        |            |
| Completed   | : March 1997  |           |                           |                   |                            |           |                 |        |            |
| Floors  | : B3 / 27F  |           |                           |                   |                            |           |                 |        |            |
| <p>Properties with satisfactory environmental &amp; social awareness</p>  <p>DBJ Green Building 2014</p> | <p><b>Oval Court Ohsaki Mark West</b><br/>(17-1 Higashi-Gotanda 2-chome, Shinagawa-ku, Tokyo (Residential))</p>  <table data-bbox="938 1675 1326 1832"> <tr> <td>Site Area</td> <td>: 4,006.00m<sup>2</sup></td> </tr> <tr> <td>Total Floor Space</td> <td>: 28,575.80m<sup>2</sup></td> </tr> <tr> <td>Completed</td> <td>: June 2001</td> </tr> <tr> <td>Floors</td> <td>: B2 / 17F</td> </tr> </table>          | Site Area | : 4,006.00m <sup>2</sup>  | Total Floor Space | : 28,575.80m <sup>2</sup>  | Completed | : June 2001     | Floors | : B2 / 17F |
| Site Area   | : 4,006.00m <sup>2</sup>  |           |                           |                   |                            |           |                 |        |            |
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| Completed   | : June 2001   |           |                           |                   |                            |           |                 |        |            |
| Floors  | : B2 / 17F  |           |                           |                   |                            |           |                 |        |            |