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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 acquired DBJ Green Building Certification for two of its owned properties (Shinjuku Center Bldg., Shinjuku Square Tower, (the “Properties”)) on March 15, 2019, as described below.

Details

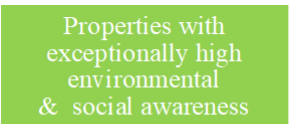



1. Overview of DBJ Green Building Certification

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

Certifications JPR acquired (“the Certification”) under the System for the Properties are as follows.

Certification Level	Property Name	Location
 2018 	Shinjuku Center Bldg.	25-1 Nishi-Shinjuku 1-chome, Shinjuku-ku, Tokyo
 2018 	Shinjuku Square Tower	22-1 Nishi-Shinjuku 6-chome, Shinjuku-ku, Tokyo

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

(1) Shinjuku Center Bldg.

- Consideration for energy and resource conservation such as installation of motion detectors, illuminance control system, LED lightings and water-saving toilets.
- Consideration for crime prevention and disaster mitigation such as a countermeasure against long-period earthquake ground motion and around-the-clock manned security.
- Consideration for greening and heat island countermeasures such as installation of exterior greenery and a fountain.
- Consideration for barrier-free arrangements such as installation of wheelchair-accessible restrooms.




(2) Shinjuku Square Tower

- Consideration for energy and resource conservation such as installation of high-performance heat-reflective glass, LED lightings to common-use areas in the entire building, and reusing rainwater for flushing toilets.
- Consideration for relationship with local community such as development of place of relief through installation of a fountain.

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

(Reference)

List of properties for which JPR has already acquired the Certification other than the Properties
(as of March 15, 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

In order to perpetually enhance the value of its owned 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 its owned office buildings as well as increasing their efficiency of energy use.

(Attachment)

Properties with exceptionally high environmental & social awareness



DBJ Green Building
2018 

Shinjuku Center Bldg.
(25-1 Nishi-Shinjuku 1-chome, Shinjuku-ku, Tokyo)



Site Area : 14,917.11m²
 Total Floor Space : 176,607.89m²
 Completed : October 1979
 Floors : B5/54F

Properties with high environmental & social awareness



DBJ Green Building
2018 

Shinjuku Square Tower
(22-1 Nishi-Shinjuku 6-chome, Shinjuku-ku, Tokyo)



Site Area : 8,409.52 m²
 Total Floor Space : 78,796.00 m²
 Completed : October 1994
 Floors : B4/30F