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Notice Concerning Designation as “Green Star” Ranking in GRESB Survey (Selection as Asia’s “Sector Leader” in the “Diversified (Retail/Office)” Sector)

Japan Prime Realty Investment Corporation (JPR) announced that it has been designated as “Green Star,” the highest ranking, in the Global Real Estate Sustainability Benchmark (GRESB) survey conducted in 2015, marking the second consecutive year of recognition with the highest ranking in the survey. JPR also announced that it has been selected as Sector Leader (the first rank) in the “Diversified (Retail/Office)” sector in Asia, as described below.

Details

1. Overview of the GRESB Survey

The Global Real Estate Sustainability Benchmark (GRESB) is a benchmark system for evaluating sustainability performance in the real estate sector, established in 2009 primarily by major European pension fund groups. It is based on surveys conducted each year for real estate companies and investment managers. As of September 2015, 51 GRESB members (pension funds and other institutional investors as well as investment managers and real estate companies) with total assets under management of approximately 732 trillion yen (approximately US\$6.1 trillion [at a rate of 120 yen to the U.S. dollar]) use GRESB in selecting investment objects and discussing with parties. A total of 707 entities globally, comprising real estate companies, REITs and funds, participated in the 2015 survey.

For the outcome of the 2015 GRESB survey, please refer to the following website:

2015 GRESB REPORT:

<https://gresb-public.s3.amazonaws.com/content/2015-GRESB-Report.pdf>

2. “Green Star” Ranking

With regard to JPR’s initiatives, the 2015 survey acknowledged its superiority both in the “Management & Policy” and “Implementation & Measurement” dimensions on sustainability, and designated JPR as “Green Star,” the highest ranking of the four evaluation categories, for two consecutive years. In addition, the survey selected JPR as Sector Leader (first rank) in the “Diversified (Retail/Office)” sector in Asia.



The following initiatives taken by JPR were acknowledged by the survey:

- Enhanced management and strategy for sustainability, including establishment of objectives and reinforcement of the implementation system
- Reinforced monitoring on energy consumption and implementation of measures for higher efficiency
- Strengthened efforts in establishing relationships with tenants and other stakeholders

3. Future Endeavors by JPR

In order to perpetually enhance the value of its properties, JPR has established 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)), and is proactively promoting not only energy-saving measures but also various efforts to increase tenant satisfaction.

Going forward, JPR will continue its endeavors on asset management that is friendly to the environment, by enhancing its integrated framework of initiatives among all business associates involved in building operations, including the asset management company, property management companies and building maintenance companies, as well as asking its tenants for cooperation.