

Sustainability & ESG Investment in Real Estate | Tokyo Nov.13th 2017

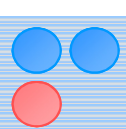
Green Building Initiatives of JREI

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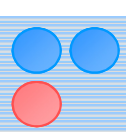


一般財団法人
日本不動産研究所



The Real Estate Think Tank

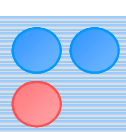
- Founded in 1959
- Employees 515 (as of June 1, 2017)
 - 271 Certified Real Estate Appraisers
 - 21 First-Class Licensed Architects
 - 6 MAI (Member of Appraisal Institute)
- Network
 - Head office (Tokyo),
 - 8 regional offices and 41 local offices



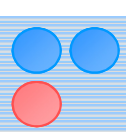
Major Services



JREI handles real estate in a professional manner through its many years of experience.

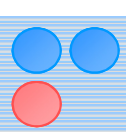


- Evaluating Environmental Risks in Real Estate
不動産の環境リスク評価
 - Valuation of Contaminated Real Estate 汚染不動産の評価
 - Environmental Site / Hazardous Materials Assessment
有害物質調査
- Green Building Initiatives GBに関する取り組み
 - DBJ Green Building Certification グリーンビル認証
 - Investor Survey about ESG in Real Estate 投資家調査
 - Public Activities 公的活動



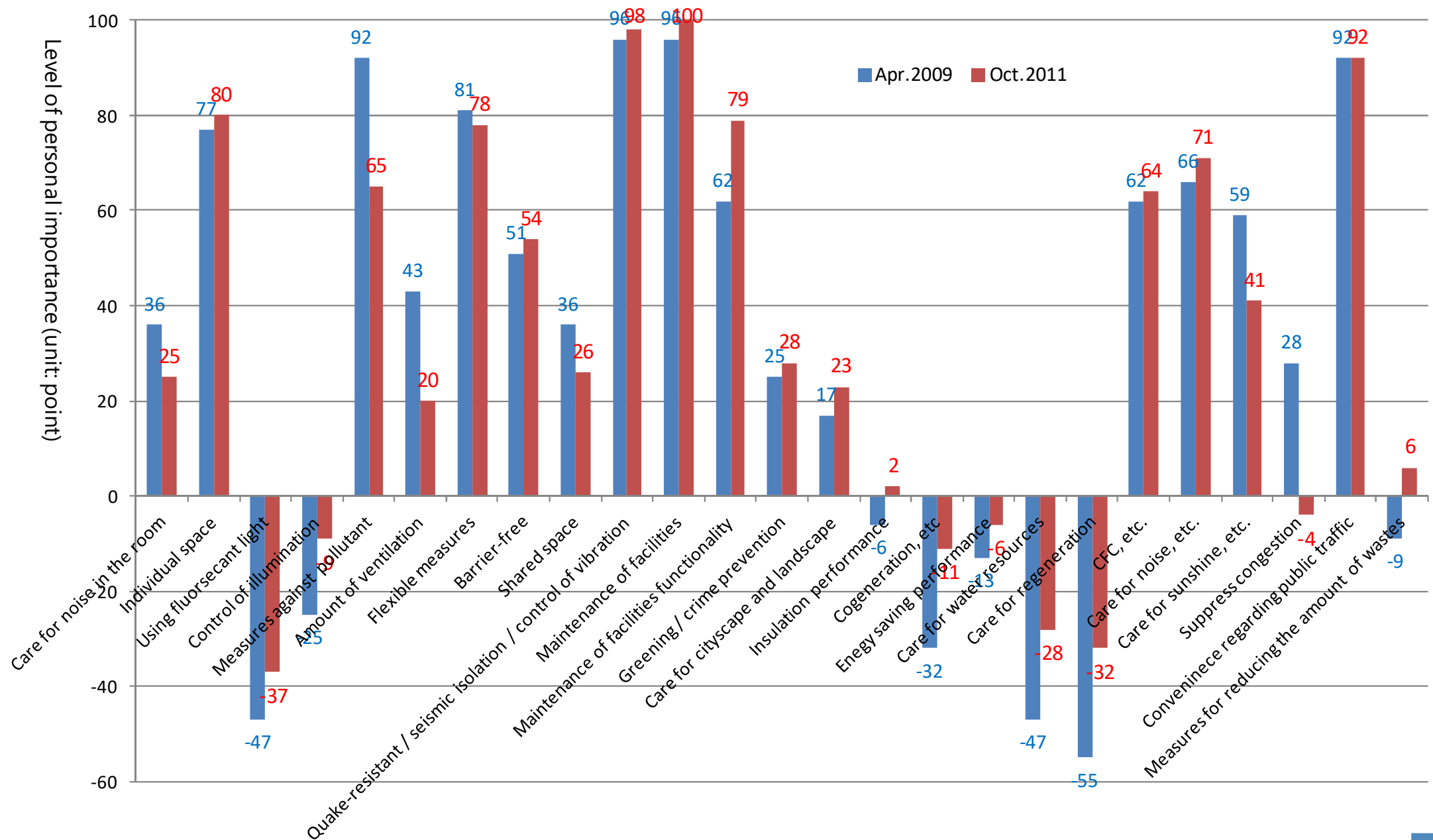
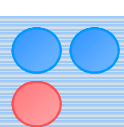
DBJ Green Building Certification

- GB Data (As of Sept.30, 2017)
 - Certified Buildings 467
 - Number of Applications 856
 - Certified Enterprises 112
 - Total Architectural Area 511 "Tokyo Dome"
 - Average Age 11
 - Oldest Age 89
- DBJ and JREI operate jointly.
- Economic Analysis of DBJ GBC

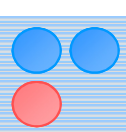


Investor Survey about ESG in Real Estate

- Important performance
 - Apr. 2009 (*before The Great East Japan Earthquake*)
 - Quake-resistant, Maintenance of Facilities, Individual Space, Convenience regarding public traffic ...
 - Oct. 2011 (*after The Great East Japan Earthquake*)
 - Up: BCP (Maintenance of facilities functionality)
 - Down: Wellness, Comfort
- Real Estate Investment well suited to ESG
 - Apr. 2016 / Apr.2017



Source: JREI



- TMG: Small and Medium Tenant Building Low Carbon Partnership
 - Real estate industry representative groups, building owners, and on-the-ground technicians and experts
 - Green Lease グリーンリース
 - Carbon Report Card initiative カーボンレポート

TMG: Tokyo Metropolitan Government
(東京都 中小テナントビル低炭素パートナーシップ)

Green Lease

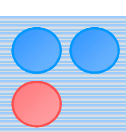


Source: Green Lease Guide (MLIT)

Carbon Report Card



Source: TMG

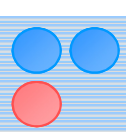


- MLIT: The study group on promoting ESG investment
 - Comfort 快適性
 - Wellness 健康性

MLIT: Ministry of Land, Infrastructure, Transport and Tourism

ESG: Environment, Society and Governance

(国土交通省 ESG投資の普及促進に向けた勉強会)



Green Building Initiatives of JREI

- DBJ Green Building Certification (with DBJ)
 - *Economic Analysis of DBJ GBC*
- Investor Survey about ESG in Real Estate
 - *Before / After The Great East Japan Earthquake*
 - *Real Estate Investment well suited to ESG*
- Public Activities
 - *TMG: Green Lease, Carbon Report Card initiative*
 - *MLIT: Comfort, Wellness*

Thank you for your attention.