



DBJ Green Building

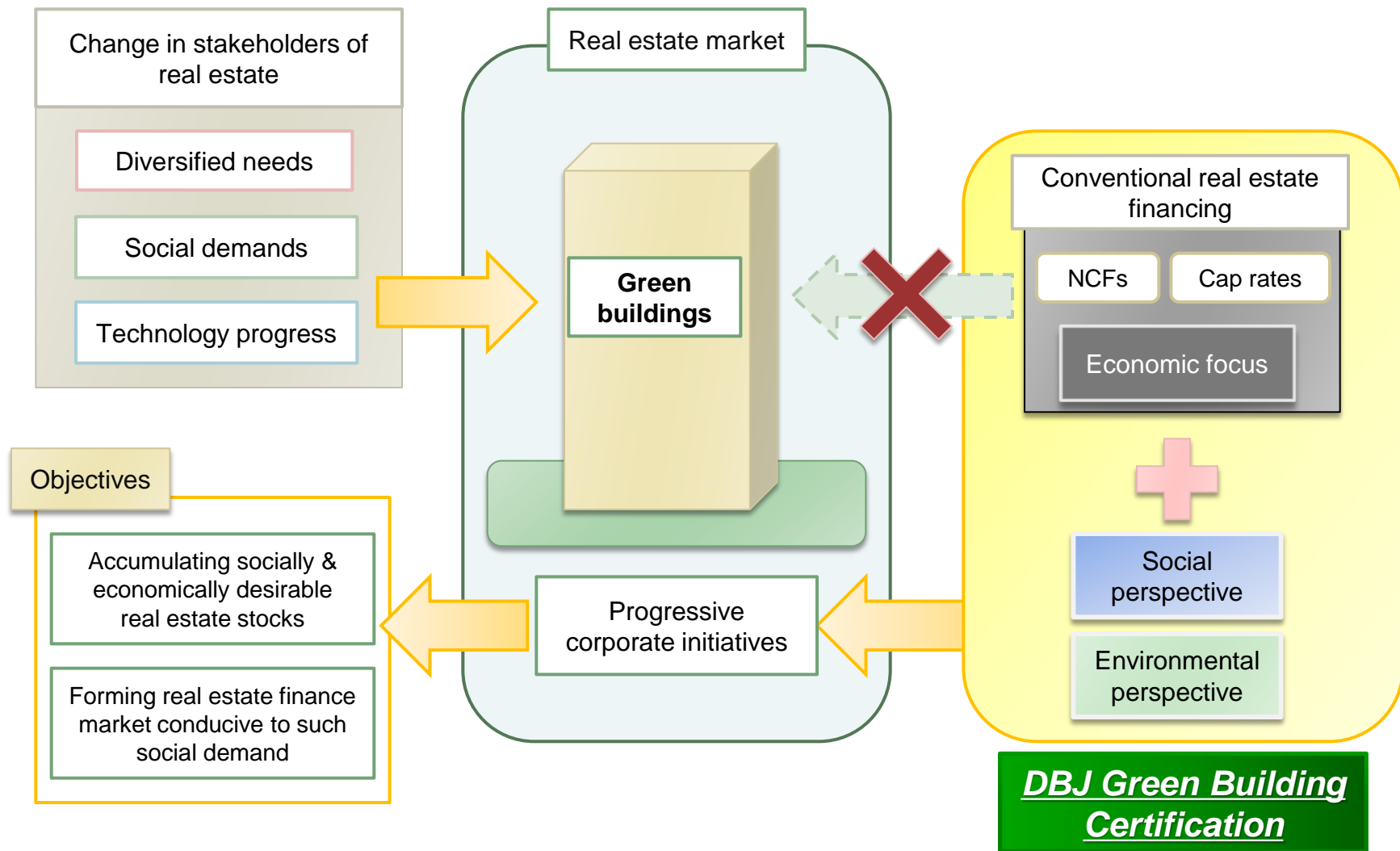
-visualize your value-

Concept & objective

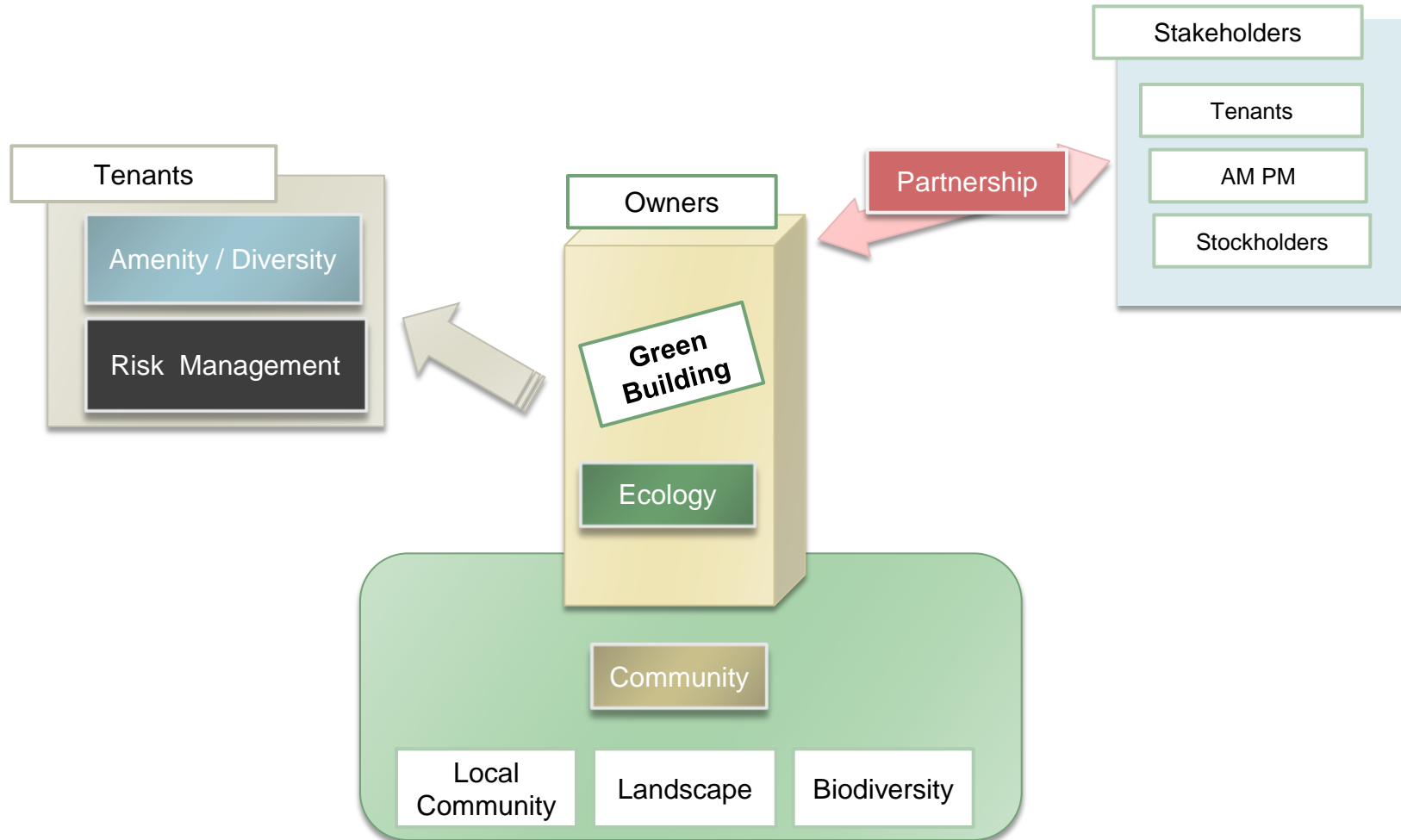
Green buildings (*for office buildings / logistics & retail facilities*)

- DBJ defines **green buildings** as real estate properties evincing high environmental and social awareness—more specifically, those demonstrating high consideration not only on construction specifications and environmental features but also on the following points:
 - Disaster-prevention & anticrime measures
 - Tenants' comfort & convenience
 - Harmony with the surrounding environment
 - Collaboration with stakeholders (e.g. tenants and investors)
 - Environmental IR activities
- DBJ developed a simple and practical scoring model designed to meet the practical needs of the owners of the buildings and the stakeholders. This easily understandable model can function as a dialogue facilitator for both the owners and the stakeholders.
- This green buildings certification will enhance your standing in the Japanese real estate market and work as an effective support tool for your IR and CSR activities.
- Taking into account this certification, DBJ, with its diverse series of financial instruments, will support your financial needs for new developments and refurbishments.
- Our mid-term focus is on taking initiatives that help promote awareness of green buildings and increase their numbers, thus developing and nurturing a real estate finance market in which green buildings are properly evaluated.

The market landscape



Green buildings and the current real estate market



Assessment structure

• The three pillars of assessment

The features and characteristics of the green building will be classified into three main categories: (1) **ecology**, (2) **risk management & amenities / diversity**, and (3) **community & partnership**. Each main category consists of five subcategories and has a full score of 100 points. The entire assessment consists of about 60 questions.

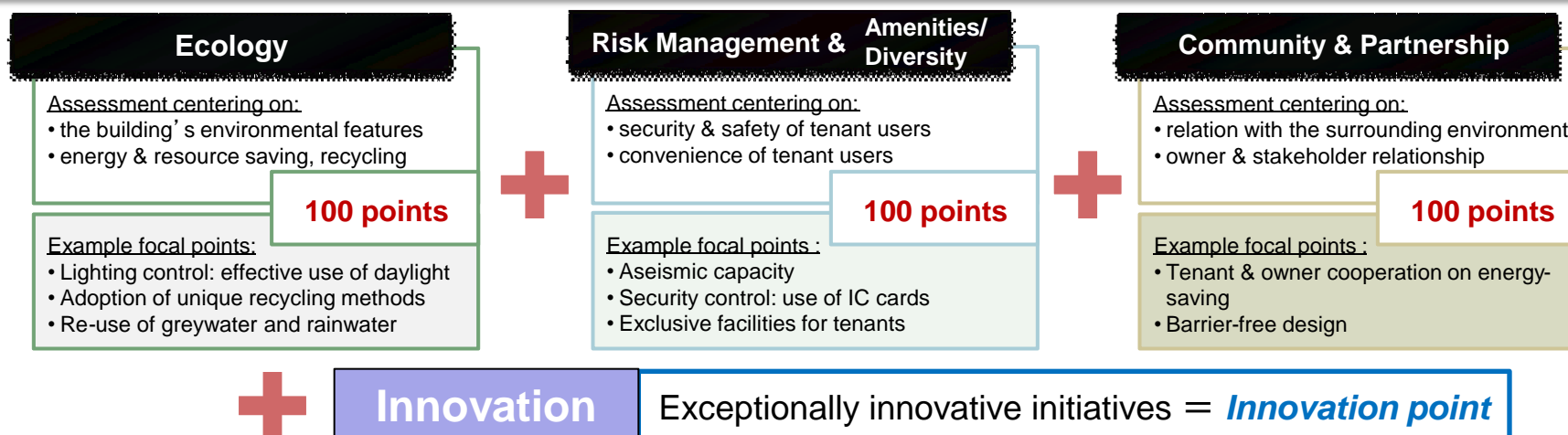
• Comprehensive assessment

Among the conventional assessment points, we have attached particular importance to the **owner operation of the property**, notably as to the points shown below, which adds to the uniqueness of our certification system.

- ◆ In the risk management part, disaster prevention & anticrime measures
- ◆ In the community & partnership part, local environment-awareness initiatives

• Innovation point system

We have adopted an **additional point system** to reflect **exceptionally innovative initiatives** in each subcategory. Such initiatives need not fit in the scope of the respective questions.



Certification ranks

- Owners that qualify will be assigned **one of five ranks of certification** according to the score from the assessment.
- **The certification will be periodically reviewed.** Improvements could lead to upgrades in certification.
- DBJ will support the owners' IR & CSR activities through our website, news releases and other media sources.

Properties with the best class environmental & social awareness	Properties with exceptionally high environmental & social awareness	Properties with excellent environmental & social awareness	Properties with high environmental & social awareness	Properties with satisfactory environmental & social awareness
<p>5 Stars</p>  <p>DBJ Green Building 2014 </p>	<p>4 Stars</p>  <p>DBJ Green Building 2014 </p>	<p>3 Stars</p>  <p>DBJ Green Building 2014 </p>	<p>2 Stars</p>  <p>DBJ Green Building 2014 </p>	<p>1 Star</p>  <p>DBJ Green Building 2014 </p>

The advantages of DBJ Green Building Certification

DBJ Green Building Certification will be an effective support to

- **CSR & PR activities**

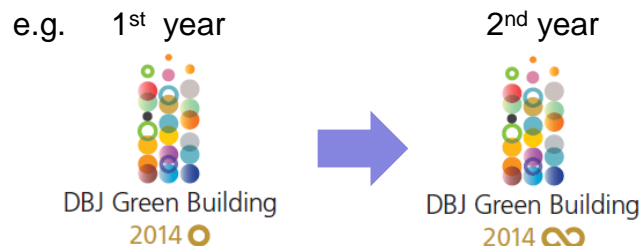
DBJ will, through its web-based news releases and other media sources, support your advertisement activities by highlighting your environmental & social initiatives taken at the corporate and/or respective property levels.

⇒enhancement/creation of corporate & property brand

- **IR activities**

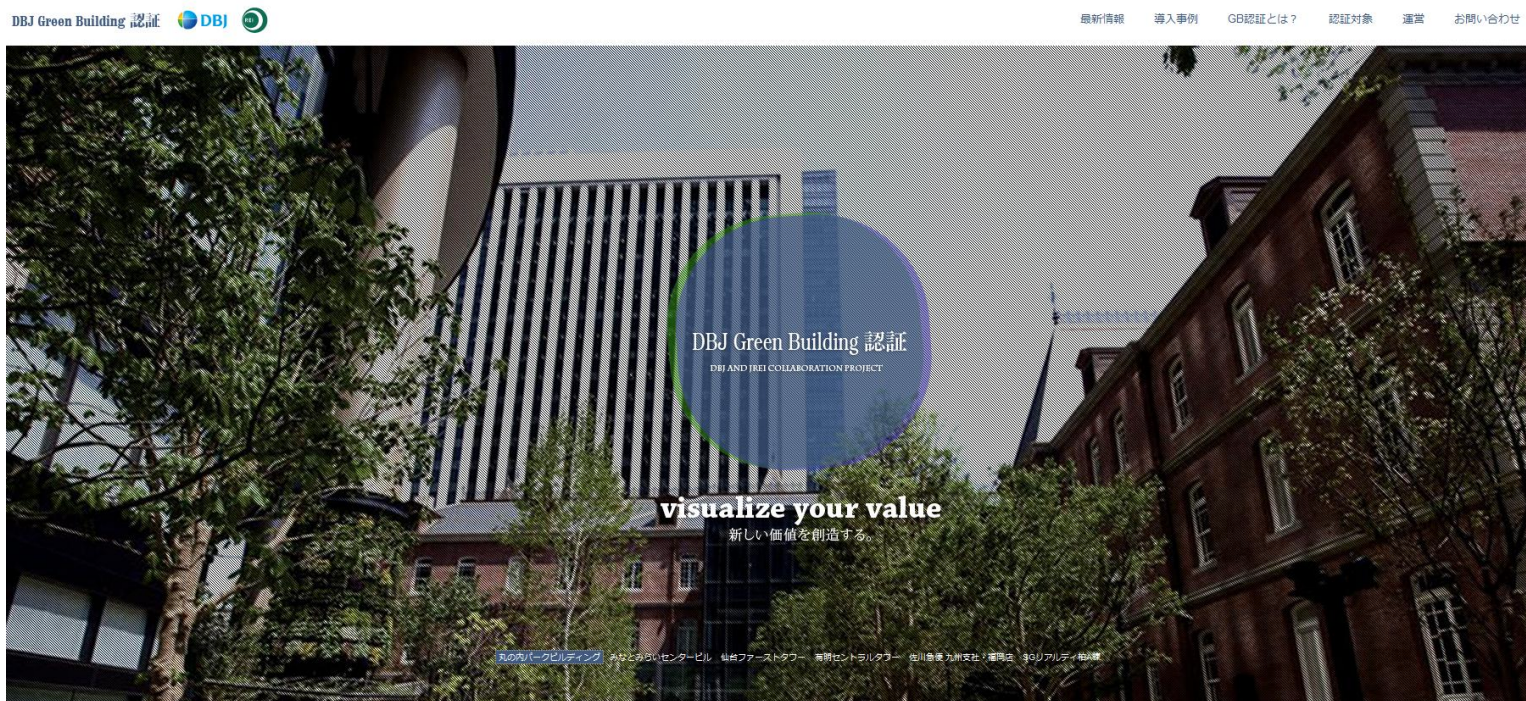
The entire certification process will offer you the opportunity to visualize your initiatives by grading both your capital expenditures and your innovation in property operation.

⇒results expressed visually as an IR communication tool



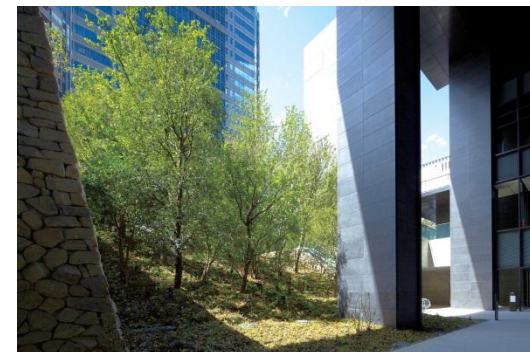
Collaboration with JREI

- Under the collaboration between DBJ and **Japan Real Estate Institute (JREI)**—the largest real estate appraisal entity in Japan—DBJ supports building owners' activities by **focusing on appropriate evaluations for “green buildings.”**
- For more information about our certification program, please visit the following website. → <http://igb.jp/>



DBJ Green Building Certification

Case Studies #1 THE OTEMACHI TOWER



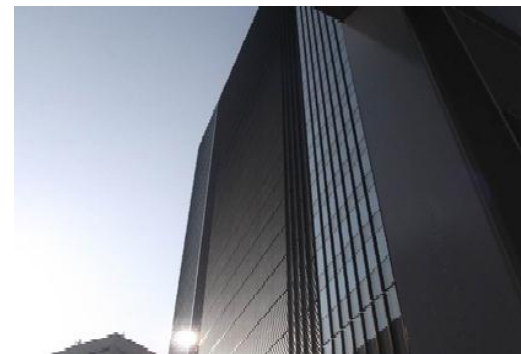
- Environment-friendly equipment (e.g. LED lighting, energy efficiency glass and high efficiency toilets)
- “Otemori” – 3,600 m² huge forest at the center of Tokyo business district
- Convenient facilities for business persons (e.g. “Aman Resorts” – a famous international hotel)



Location	Chiyoda-ku, Tokyo
Site area	11,037.84m ²
Floor area	198,390.13m ²
Number of floors	38 stories above ground, 6 stories below ground and 3 roof structures
Construction completion	April 2014

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Case Studies #2 Ochanomizu Sola City



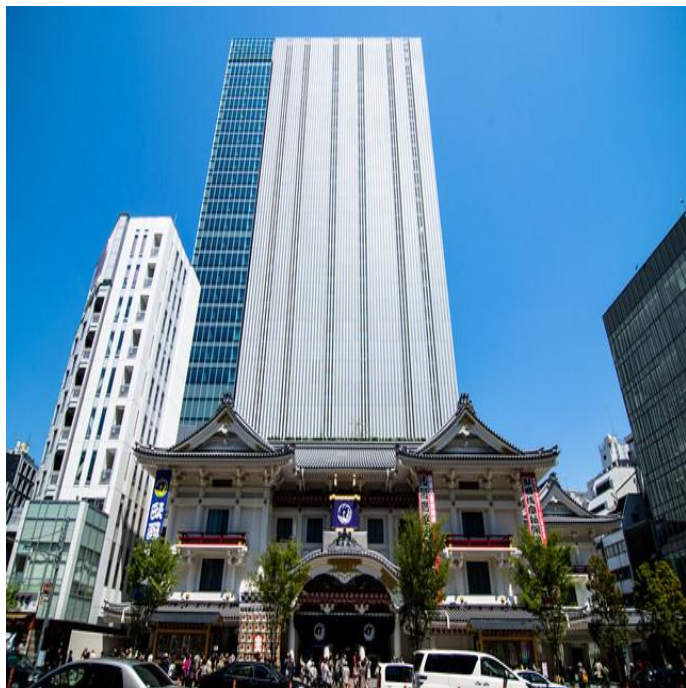
- Large scale solar power generation panels on wall (150kw output - the largest scale in Tokyo business area)
- Seismic base isolation for tenants' business continuity
- "Ocha-navigate" – a communication center for cultural and historical consideration at Ochanomizu area



Location	Chiyoda-ku, Tokyo
Site area	9,547.08㎡
Floor area	102,231.55㎡
Number of floors	23 stories above ground, 2 stories below ground and 2 roof structures
Construction completion	March 2013

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Case Studies #3 KABUKIZA TOWER



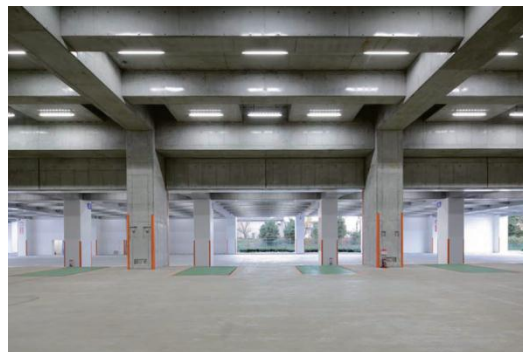
- A Large scale Japanese traditional style roof garden and green wall to prevent from heat island effect
- Business continuity equipment (e.g. Emergency power generator)
- Preservation of a former existing building “Kabukiza” for its cultural and historical consideration



Location	Chuo-ku, Tokyo
Site area	6,996.00m ²
Floor area	94,097.00m ²
Number of floors	29 stories above ground, 4 stories below ground and 2 roof structures
Construction completion	February 2013

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Case Studies #4 Ibaraki Logistics Center



- Heat insulating roof top, LED lighting and large scale solar power generation panels (386kw – largest scale in Osaka area)
- Business continuity equipment (e.g. Emergency power generator)
- Efficient floor design and convenient facilities for tenants, workers and truck drivers



Location	Ibaraki City, Osaka
Site area	14,027.00m ²
Floor area	25,285.00m ²
Number of floors	5 stories
Construction completion	December 2013

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