

October 15, 2021

To all concerned parties:

Investment Corporation

**Japan Metropolitan Fund Investment Corporation**

(Tokyo Stock Exchange Company Code: 8953)

Representative: Shuichi Namba, Executive Director

URL: <https://www.jmf-reit.com/english/>

Asset Management Company

**Mitsubishi Corp.-UBS Realty Inc.**

Representative: Katsuji Okamoto, President & CEO

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**Notice Concerning GRESB Real Estate Assessment Results:**

**JMF Designated as the Highest Rank “Five Stars”**

Japan Metropolitan Fund Investment Corporation (“JMF”) hereby announces that it was designated by the GRESB Real Estate rating which is based on GRESB Overall Score and its quintile position relative to global participants as the highest rank “five stars”(five-star scale) in 2021. JMF was also rated as “A”, the top rating in the GRESB Public Disclosure Level evaluation scheme for the five consecutive years.

1. GRESB Evaluation

JMF has taken various initiatives and made improvements regarding sustainability. The points evaluated this year are as follows:

Points Evaluated

- Highest evaluation in “Leadership”, “Policies”, “Reporting”, “Stakeholder Engagement” and “Targets”
- Evaluation above peer group average in almost all other aspects



**G R E S B**

★ ★ ★ ★ ★ 2021

## 2. About GRESB

GRESB is an annual benchmarking assessment to measure ESG (Environmental, Social and Governance) integration of real estate companies and funds, as well as the name of organization which runs the assessment. It was founded in 2009 by a group of major European pension funds who played leading roles in launching Principles for Responsible Investment (PRI).

Currently, more than 140 Investor Members (with more than \$47 trillion in assets under management) use GRESB data for their investment decision-making and engagement with investees, and several institutions from Japan including Government Pension Investment Fund (GPIF) utilize GRESB Assessment results. In 2021, 1,520 listed or private real estate companies/funds participated in GRESB Real Estate Assessment.

## 3. Our Actions Regarding Sustainability

JMF and its asset manager, Mitsubishi Corp. – UBS Realty Inc. (“MCUBS”) have proactively promoted sustainability initiatives for environment and entire society. In June 2021, JMF has established new CO<sub>2</sub> emissions reduction targets toward realization of carbon neutrality by 2050.

### ① MCUBS’s basic policy on sustainability

MCUBS, under the slogan of “Think bold today for a brighter tomorrow”, has proactively promoted sustainability initiatives for environment and entire society.

Please refer to the site below for information on MCUBS actions on sustainability:

MCUBS Web Site: [https://mc-ubs\\_sustainability.disclosure.site/en/](https://mc-ubs_sustainability.disclosure.site/en/)

### ② JMF’s basic policy on sustainability

JMF has proactively promoted sustainability initiatives for environment and entire society through communications with stakeholders, strengthening of connections with local communities by social contribution and environmental consciousness and reduction of environmental load of portfolio assets.

Please refer to the site below for information on JMF actions on sustainability:

JMF Web Site: [https://jmf-reit\\_sustainability.disclosure.site/en/](https://jmf-reit_sustainability.disclosure.site/en/)

### Reference Information: Environmental certifications of the properties

JMF acquired environmental certification for its portfolio through sustainability activities.

Please refer to the site below for information on environmental certifications acquired by JMF:

JMF Web Site: [https://jmf-reit\\_sustainability.disclosure.site/en/themes/127/](https://jmf-reit_sustainability.disclosure.site/en/themes/127/)

JMF will continue to conduct operations giving consideration to environment and social responsibility.