

September 9, 2016

**For Translation Purpose Only**

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**Notice Concerning GRESB Real Estate Assessment Results:  
MCUBS MidCity Designated as Highest Rank “Green Star”**

MCUBS MidCity Investment Corporation (hereafter “MCUBS MidCity”) announces that it was designated by the GRESB(Global Real Estate Sustainability Benchmark) Real Estate Assessment as “Green Star”, the highest ranking for the first time participation.

1. Evaluation

MCUBS MidCity received “Green Star”, the highest ranking of the four categories in the GRESB Real Estate Assessment, and four stars in GRESB rating, which is a five-star scale, comparative assessment based rating system newly adopted from this year’s assessment.



[Points evaluated]

- Highly evaluated in the aspects of “Management”, “Policy and Disclosure” and “Stakeholder Engagement”

2. About GRESB

GRESB is an organization established in 2009 centered by major European pension groups that also led the PRI (Principles for Responsible Investment) into practice, which is committed to assessing the environmental, social and governance (ESG) performance of real assets globally, including real estate portfolios, real estate debt portfolios and infrastructure. More than 250 members, including 60 pension funds and their fiduciaries, use GRESB data in their investment management and engagement process.

In 2016, 759 real estate companies and funds participated in the assessment, representing more than 66,000 assets across 63 countries, with a value of USD 2.8 trillion.

3. Our actions towards environment

MCUBS MidCity and its asset management company, MCUBS MidCity Inc. (the “Asset Management Company”), share the view on sustainability and adopt environmental initiatives.

i. MCUBS MidCity’s basic policy on sustainability

MCUBS MidCity and the Asset Management Company are sharing the view on sustainability and adopting environmental initiatives. MCUBS MidCity’s investment and management process is conducted based on the Responsible Property Investment Policy established in December 2015 by the Asset Management Company. Pursuant

to this policy, the Asset Management Company became the signatory of the Ministry of Environment (Japan)-supported “Principles for Financial Action towards a Sustainable Society (Principles for Financial Action for the 21st Century)(Note)” in February 2016. The Asset Management Company will continue to implement measures for MCUBS MidCity to reduce environmental load and to make contributions to society, and endeavor to realize responsive real estate investment, development and management.

(Note) “Principles for Financial Action towards a Sustainable Society (Principles for Financial Action for the 21st Century)” were drawn up in October 2011, with the Ministry of Environment serving as secretariat, as guidelines for action by financial institutions seeking to fulfill their roles and responsibilities necessary for the establishment of a sustainable society.

ii. Environmental certification and evaluation of the properties held by MCUBS MidCity

MCBUS MidCity’s properties have achieved following environmental certifications and recognition.

a) DBJ Green Building Certification

The DBJ Green Building Certification system is a system established in April 2011 by Development Bank of Japan Inc. (“DBJ”), to support real estate properties that demonstrate environment and social considerations. The system evaluates, certifies real estate properties that meet the social economic demand, and supports initiatives taken by those properties through comprehensive assessment of each property’s environmental building features and measures taken for various stakeholders including disaster prevention and community-conscious measures. Four properties in our portfolio were awarded “Three Star Certification”, which are Twin 21, Matsushita IMP Bldg., Kitahama MID Bldg, and Higobashi MID Bldg.

b) CASBEE

CASBEE (Comprehensive Assessment System for Built Environmental Efficiency) is an evaluation system that ranks buildings and structures in terms of their environmental performance. In addition to each building's ability to reduce its environmental impact across a variety of areas including energy and resource conservation as well as recycling, this system comprehensively evaluates the environmental performance of each building and structure including its aesthetic appeal. MCUBS MidCity received the certification “Appraisal of Rank A (BEE (Building Environmental Efficiency): 1.5)” on G-Square Shibuya Dogenzaka from Institute for Building Environment and Energy Conservation’s accredited organization for CASBEE certification and “Appraisal of Rank A (BEE: 1.7) on Higobashi MID Bldg. from CASBEE Osaka.

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

[Refererence]

- MCUBS MidCity Investment Corporation’s website  
: “Sustainability” (<http://www.midcity-reit.com/en/sustainability>)
- MCUBS MidCity Inc.’s website  
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