

December 28, 2018

To all concerned parties:

Investment Corporation

MCUBS MidCity Investment Corporation

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Asset Management Company

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Notice Concerning Obtainment of Tokyo Low-Carbon Small and Medium-Sized Model Building, CASBEE and BELS Certification

MCUBS MidCity Investment Corporation (hereafter “MCUBS MidCity”) share the view on sustainability with its asset management company, MCUBS MidCity Inc. (hereafter the “Asset Management Company”), and integrated Environment, Social, and Governance (ESG) factors into asset management processes.

MCUBS MidCity continues to make efforts to obtain environment certification, and MCUBS MidCity announces that it has received “Tokyo Low-Carbon Small and Medium-Sized Model Building” notifications for the first time, as well as “Certification for CASBEE for Real Estate” and “BELS” certification in some properties in December 2018.

1. Tokyo Low-Carbon Small and Medium-Sized Model Building

(1) Overview

Tokyo Low-Carbon Small and Medium-Sized Model Building is A1 or higher ranked building based on an assessment index for low-carbon buildings (low-carbon building benchmark) announced by the Tokyo Metropolitan Government in May 2012, with an aim to create the real estate market in which low-carbon buildings featuring low CO2 emission are valued.

MCUBS MidCity received Tokyo Low-Carbon Small and Medium-Sized Model Building notifications for the first time for two of its properties.

(2) Properties that received Tokyo Low-Carbon Small and Medium-Sized Model Building notifications (Examination: December2018)

Benchmark	Property Name	Address
A2	Sumitomo Fudosan Ueno Bldg. No.6	Higashiueno, Taito-ku, Tokyo
A1	USC Bldg.	Toyo, Koto-ku, Tokyo

2. Certification for CASBEE for Real Estate

(1) Overview

Certification for CASBEE for Real Estate is an evaluation system that evaluates and ranks buildings and structures in terms of their environmental performance by using CASBEE (Comprehensive Assessment System for Built Environment Efficiency). 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 acquired new Certification for CASBEE for Real Estate for two of its properties (including recertification) in addition to two properties already acquired.

(2) Properties that received CASBEE for Real Estate Certification (Evaluation: December 2018)

Evaluation Result	Property Name	Address
B+ Rank	Shibuya Sakuragaoka Square	Sakuragaokacho, Shibuya-ku, Tokyo
A Rank (Recertification)	G-Square Shibuya Dogenzaka	Dogenzaka, Shibuya-ku, Tokyo

3. BELS Certification

(1) Overview

BELS (Building-Housing Energy-efficiency Labeling System), established on April 2014 by the Ministry of Land, Infrastructure, Transport and Tourism, is provided under a public evaluation system, which evaluates the energy conservation performance of non-residential buildings. Third parties evaluate the performance of buildings from various points of view, regardless of whether a building is new or not, and the evaluation result is represented by a number of stars (from one “★” to five stars “★★★★★”).

MCUBS MidCity acquired new BELS certification for two properties in addition to three properties already acquired.

(2) Properties that received BELS certification (Evaluation: December 2018)

Evaluation Result	Property Name	Address
★★	Shibuya Sakuragaoka Square	Sakuragaokacho, Shibuya-ku, Tokyo
★★	TOYOTA MOBILITY SERVICE Bldg.	Nihombashi Hamacho, Chuo-ku, Tokyo

4. Our actions and outlook towards ESG

For more information about our other actions towards ESG and environmental certification status, etc., please see our website or press releases. MCUBS MidCity will continue to take environmentally friendly measures to reduce its environmental footprint by implementing environmental, energy-saving and energy efficient measures in its properties.

[Reference]

-MCUBS MidCity Investment Corporation's website

“Sustainability” (<http://www.midcity-reit.com/en/sustainability>)

“Environmental Certification” (<http://www.midcity-reit.com/en/sustainability/evaluation>)

-MCUBS MidCity Inc.'s website

“Sustainability” (<http://www.mcubs-midcity.com/en/sustainability/>)

-Press releases

As of September 20, 2018

“Notice Concerning GRESB Real Estate Assessment Results:

MCUBS MidCity Designated as Highest Rank “Green Star” for Three Consecutive Years”

As of December 4, 2018

“Notice Concerning Inclusion in MSCI Japan ESG Select Leaders Index”