

ESG related activities of DBJ



Real Estate Finance Department
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Sustainable real estate investment and DBJ's position



2014 Investor Member
2016 Board Member



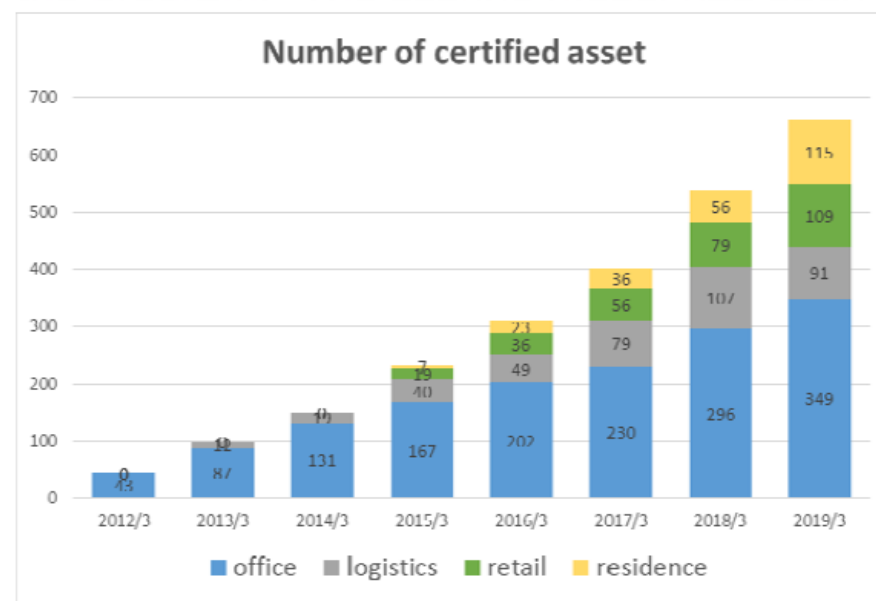
DBJ Green Building
2011 • •



DBJ Green Building Certification

- DBJ defines **Green Building** as a real estate property evincing high environmental and social awareness, and makes a contribution to the building sustainability.
- This green building certification has enhanced ESG standing in the real estate market and worked as an effective support tool for improving clients' ESG, IR and CSR activities.
- Since Aug 2017, Japan Real Estate Institute (JREI) provides the certifications as an independent third party appraiser for the program. The scoring model has been disclosed since 2019.

Rating Criteria	weight
Energy & Resources	38%
Amenity	21%
Resilience	13%
Community & Diversity	16%
Partnership	11%



Beyond the Green Building Certification

- Based on the experience and knowledge from Green Building activities, DBJ is moving on to the next steps and aiming to contribute to the realization of a sustainable real estate industry.

• Domestic Market / as an owner • ESG Investment in Office Building

Trying to create additional value on a 34-year-old office building through several ESG investments.

• Bond Market / as a bond issuer • Sustainability Bond issuance

Issuing sustainability bonds since 2015, proceeds of which are allocated to finance highly rated buildings under Green Building Certification.

• Global Market / as an investor • LP investment in Impact Fund

Considering an investment opportunity for the real estate positive impact fund.

• as a policy-based institution • Contribution to the industry

Aiming to set the mood for ESG activities in Japanese real estate industry through the communication with clients and other investors.