

Sustainability Policy

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Mitsui Fudosan Frontier REIT Management Inc.

As an investment manager for Frontier Real Estate Investment Corporation

1. Objectives and Background

Mitsui Fudosan group, which we belong to, has established its “Environmental Principles” addressing “reduction of environmental burden”, “collaboration/cooperation with various stakeholders” and “improvement of security/safety/comfort and sustainability” under its group vision of “& Earth” and has implemented the principles, aiming to contributing to the coexistence of social/economic development and preservation of global environment.

In the global property investment and management sector, importance of the idea of integrating ESG factors into the investment management throughout the lifecycle, which has been advocated by Principles for Responsible Investment (“PRI”) and Responsible Property Investment (“RPI”), has been becoming widely recognized. This means that environmental consideration is necessary to maintain and improve the asset value in the medium-to-long term, considering tightening environmental regulations and changing customers’ mindset.

As an investment management company for Frontier Real Estate Investment Corporation, we aim to maximize investors’ satisfaction and unitholders’ value through conducting investment management securing stable income in the medium-to-long run. To achieve our goal, we realize that environmental consideration in our entire operations, collaboration with stakeholders and proper disclosure will become even more important, and hereby establish the “Sustainability Policy”. We aim to implement this policy in our daily operations and to have proper communication with our stakeholders on the status of our progress.

2. Sustainability Policy

2.1 Reducing environmental impact

2.1.1 Reducing carbon emissions through pursuing energy efficiency

We aim to contribute to reducing carbon emissions through implementing power saving and energy efficiency measures in our operations as well as installing energy efficient equipment.

2.1.2 Conserving water and other resources while reducing waste

We aim to introduce high-efficiency fixtures to conserve water and promote 3Rs, i.e., reduce, reuse, recycle, to contribute to realizing resource-saving and recycle-oriented society.

2.1.3 Reducing hazardous substances

We aim to promote measures to lower the impact of hazardous substances on the environment and people's health

2.2 Collaborating with various stakeholders

2.2.1 Cooperation and coexistence with local communities

We aim to operate our retail facilities as a “core of local community”, providing place of human interaction and information exchange and thus contributing to regional vitalization.

2.2.2 Collaborating with Mitsui Fudosan group companies and tenants

We strive to create comfortable and environmentally-conscious retail space, collaborating with Mitsui Fudosan group companies and our tenant corporates, so as to improve customer satisfaction as well as to enhance sustainability awareness among our visitors.

2.2.3 Engaging with our employees

We endeavor to raise environmental awareness and literacy among our employees through conducting organized educational activities including environmental seminars as well as to realize work-life balance by supporting diversified work styles.

2.2.4 Establishing trusting relationships with our investors

We make the best efforts to disclose non-financial information including environment, social and governance (ESG) factors in addition to financial information in a timely and adequate manner, aiming to establish trusting relationships with our investors.