

[Provisional Translation Only]

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Ichigo Kakyoin Building Receives ZEB Oriented Certification

Ichigo is a Japanese sustainable infrastructure company dedicated to making the world more sustainable. Ichigo believes companies exist to serve society, and is committed to contributing to a sustainable society while growing long-term value for its shareholders.

Ichigo today received a ZEB (Net Zero Energy Building) Oriented certification under BELS (Building-Housing Energy-efficiency Labeling System) for the Ichigo Kakyoin Building.

1. Certification Overview



Name	Ichigo Kakyoin Building
Address	2-1-65 Kakyoin, Aoba-ku, Sendai City, Miyagi
Total Floor Area	11,460.54m ²
Structure	Steel 14 Floors
Completion Date	March 2008
BELS	5 Stars (Highest)
ZEB	ZEB Oriented

2. BELS & ZEB Overview

BELS is a public evaluation system that assesses the energy efficiency of nonresidential buildings. A third-party organization evaluates the energy efficiency of both new and existing buildings using a Building Energy Index based on Japan's national building energy efficiency standard. BELS ranks energy efficiency from five stars to one star.

A ZEB-certified building aims to maintain a comfortable indoor environment while reducing its annual primary energy consumption to zero via the use of insulation materials and energy-efficient facilities as a part of transitioning to renewable energy. Based on the BELS system, the ZEB certification ranks buildings (from highest to lowest) as ZEB, Nearly ZEB, ZEB Ready, and ZEB Oriented. The ZEB Oriented certification awarded to the Ichigo Kakyoin Building recognizes large-scale buildings with a total floor area of 10,000m² or greater that have achieved a primary energy reduction of at least 40% vs. the standard primary energy consumption for real estate, and that have implemented energy-efficiency measures to capture technologies whose energy efficiency impacts have not been included in primary energy consumption calculations.

For details of ZEB and BELS, please refer to the URLs below (Japanese only):

ZEB: www.env.go.jp/earth/zeb/detail/01.html

BELS: www.hyokakyokai.or.jp/bels/bels.html

3. Ichigo Kakyoin Building's Initiatives

Ichigo has completed the installation of LED lighting and a lighting control system at the Ichigo Kakyoin Building, and will continue to reduce primary energy consumption by 40% vs. the primary energy consumption standard for real estate based on facilities, location, and use, via driving the optimization and efficiency of the building's HVAC systems. Ichigo will increase tenant satisfaction and drive the building's asset value and environmental value via value-add capex, including improving landscape design through the addition of greenery and creating a tenant lounge.

The Ichigo Kakyoin Building has also received the highest S rank CASBEE (Comprehensive Assessment System for Built Environment Efficiency) certification.

4. Ichigo's Environmental Initiatives

Ichigo believes that working on behalf of the environment and society is a fundamental social responsibility. Ichigo has been accelerating its initiatives aimed towards a net-zero carbon society, and has set its RE100 target to 2025 and is transitioning to renewable energy to further accelerate this target. In addition to driving renewable energy production via its Clean Energy business, Ichigo is working to reduce greenhouse gas emissions in order to become climate positive.

Ichigo is committed to protecting the earth's resources and energy and achieving a circular economy that can be handed to future generations via its Sustainable Real Estate and Clean Energy businesses, achieving ZEB certifications for its buildings, and reaching its RE100 target.

About RE100

[RE100](#) is a global initiative bringing together the world's most influential businesses driving the transition to 100% renewable electricity, with the aim of achieving a net-zero carbon society. Led by the [Climate Group](#) in partnership with [CDP](#), the group operates in a diverse range of sectors, and together, sends a powerful signal to markets and governments to accelerate the transition to a clean economy.