

Sustainability

Materially significant issues

Materially significant issues		Policies and targets
Environment	Reduction of environmental load	<ul style="list-style-type: none"> Coordinate with Property Management and Building Management on promotion of management and reduction of energy consumption, greenhouse gas emissions, water consumption, and waste output
	Maintenance and enhancement of environmental and construction performance	<ul style="list-style-type: none"> Carry out performance and function evaluation of properties on a regular basis and ameliorate any deterioration in performance, etc. Maintain and improve competitiveness by acquiring green building certifications and through visual representation of building performance
Social	Creation of pleasant workplaces	Asset manager
		<ul style="list-style-type: none"> Improve quality of operations by enhancing and expanding employee education system and promoting acquisition of qualifications Continue to improve office environments and work on providing pleasant working environments Give consideration to work-life balance and boost employee satisfaction
		Tenant
Governance	Contribution to boosting attractiveness and vitalization of Fukuoka and Kyushu	<ul style="list-style-type: none"> Enhance dissemination of information regarding strengths and charms of Fukuoka and Kyushu Support research and studies on local economy and industries and promote attractive urban development in collaboration with local business circles
	Involvement in local community	<ul style="list-style-type: none"> Deepen dialogue and collaboration with local community through participation in community activities and various initiatives using properties under our management to grow and develop together with the local community
	Information disclosure and dialogue with stakeholders	<ul style="list-style-type: none"> Disclose financial and non-financial information to stakeholders in an appropriate and timely manner Build relationships of trust through proactive dialogue with stakeholders and reflect stakeholder feedback in management strategy
Governance	Compliance / Risk management	<ul style="list-style-type: none"> Ensure thorough compliance including compliance with laws and ordinances and elimination of conflict of interest with interested parties, and develop and operate an appropriate internal risk management system to maintain and improve corporate value

Environment → P32

■ A countermeasure against river floods due to extraordinary typhoons and local heavy rains occurring in recent years under the influence of global warming

- Canal City Hakata
Reviewed the specifications and installation locations of existing water stop



Social → P33

■ Measures against the spread of COVID-19 infection

- Measures against Infectious Diseases for Tenants and Employees
- Support for tenants (restaurant/eatery)
- Installation of alert posters, etc.



Governance → P34

■ Changes to the asset management fee structure

- Effective on September 1, 2020 (beginning of the 33rd fiscal period)

The Management Fees 1 and 3 were reviewed for the purpose of further reinforcing the linkage between unitholder interest and the asset management fee structure

- Management Fee 1
Reduced the rate of total assets at the end of the fiscal year from 0.3% to 0.25%
- Management Fee 3
Raised the rate from 2.0% to 3.6% on the amount available for distribution before payment of the management fee 3

Certification from external organizations and information disclosure → P31

■ Publication of "Integrated Report 2019": first in the J-REIT industry



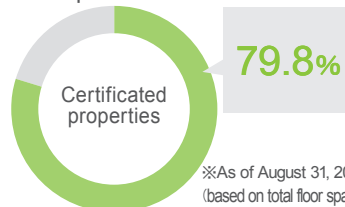
■ Please refer to the Integrated Report 2019.
URL : https://www.fukuoka-reit.jp/eng/ir/pdf/integrated_report_print.pdf

■ External evaluation
● The GRESB survey 2019



Received the rating of "Green Star" and "4 star" in the GRESB survey 2019

■ Green Building certificate
● Green Building certificate acquisition ratio



※As of August 31, 2020 (based on total floor space)