

Sustainability Policy

Enacted: April 19, 2016

1. Basic Policy

Mitsui Fudosan Accommodations Fund Management Co., Ltd. ("the Company"), as the asset management company for Nippon Accommodations Fund Inc., in recognition of the importance of initiatives for sustainability including environmental considerations, etc. for carrying out asset management activities, strives to achieve asset management activities giving consideration to reduction of environmental load, enhancement of safety, security and comfort, as well as diversified affiliations and collaborations with various entities, in line with the "Group Environmental Policy" established by the Mitsui Fudosan Group.

2. Compliance with Laws, Ordinances and Regulations

The Company strives to conduct asset management activities giving consideration to the environment while complying with laws, ordinances and regulations.

3. Initiatives for Environmental Considerations

(1) Reduction of environmental load

(i) Promoting energy saving and reduction of CO₂ emissions

By promoting efficient use of energy in asset management activities and pursuing introduction of energy-saving facilities, etc., the Company endeavors to reduce CO₂ emissions through energy saving.

(ii) Preserving water environment and promoting resource saving and waste reduction

The Company aims to preserve the water environment by initiatives for saving water and introduction of water-saving devices. The Company also makes an effort to promote reduction of harmful substances, resource saving and waste reduction.

(2) Enhancement of safety, security and comfort

(i) Enhancement of safety and security

The Company promotes improvement of response times during emergencies and strengthens preparedness during normal times, and strives to implement disaster prevention and BCP measures in the major assets under management.

(ii) Enhancement of comfort

The Company aims to improve CS (customer satisfaction) of tenants of the major assets under management, by enhancing the level of comfort for tenants.

4. Diversified Affiliations and Collaborations with Various Entities

(1) Coordination with outside related parties

To implement this Policy, the Company strives to collaborate and cooperate with outside related parties such as property management companies and local communities, etc.

(2) Training of officers and employees

The Company aims to improve awareness of environmental considerations by training its officers and employees through continuous implementation of education and encouragement of activities relating thereto.

5. Information Disclosure to Related Parties such as Investors

The Company endeavors to actively disclose this Policy and its actual implementation, etc. to related parties such as investors.