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Real Estate Investment Trust Securities Issuer
Tosei Reit Investment Corporation
4-5-4 Shibaura, Minato-ku, Tokyo
Representative: Yuktaka Okochi, Executive Director

(Securities Code: 3451)




Asset Management Company
Tosei Asset Advisors, Inc.
Representative: Yoshiyuki Tsukada, President & CEO
Inquiries: Keiji Miyaishi
General Manager, Treasury & Planning Department, REIT Division




(TEL: +81-3-5439-8721)

Notice Concerning Acquisition of DBJ Green Building Certification

Tosei Reit Investment Corporation (“Tosei Reit”) has announced that it today received DBJ Green Building Certification for two of the properties it owns (KM Shinjuku Building, T’s garden Nishiterao).

1. The Property that Acquired DBJ Green Building Certification and Certification Rank

Property Name, Location and Exterior	Property Type	Certification Rank
<p>KM Shinjuku Building (2-46-5 Kabuki-cho, Shinjuku-ku, Tokyo)</p> 	<p>Offices</p>	 <p>DBJ Green Building 2024 </p> <p>Properties with excellent environmental & social awareness</p>
<p>Assessment Points in Certification</p> <ul style="list-style-type: none"> • Excels in “Energy & Resources” aspects compared with the average for assets of the same rank • Gives consideration to energy and resource conservation by adopting high-performance heat-reflective glass, switching to LED lighting in the facility, installing motion sensor lighting in common areas, adopting water-saving faucets and toilets, etc. • Gives consideration to user convenience and comfort by offering bicycle sharing, securing ceiling height in exclusive areas, etc. 		

Property Name, Location and Exterior	Property Type	Certification Rank
<p>T's garden Nishiterao (4-25 Nishiterao, Kanagawa-ku, Yokohama-shi, Kanagawa)</p> 	<p>Residential properties</p>	 <p>DBJ Green Building 2024 </p> <p>Properties with excellent environmental & social awareness</p>
<p>Assessment Points in Certification</p>	<ul style="list-style-type: none"> • Excels in “Energy & Resources,” “Resilience” and “Partnership” aspects compared with the average for assets of the same rank • Gives consideration to energy and resource conservation by installing dimmable LED ceiling lights as standard equipment, introducing LED lighting in common areas, adopting water-saving faucets and toilets, etc. • Gives consideration to disaster preparedness and partnership with residents by installing manhole toilets for use as emergency toilets and benches with oven functions in the event of a disaster, raising residents’ awareness of energy conservation, etc. 	

2. Overview of DBJ Green Building Certification

DBJ Green Building Certification Program was launched by Development Bank of Japan Inc. ("DBJ") in April 2011 for the purpose of supporting properties with proper environmental and social awareness ("Green Building").

The program evaluates, certifies and supports properties sought by society and the economy. It performs comprehensive assessment of properties while evaluating various factors ranging from properties' environmental features to owners' communication with stakeholders such as disaster prevention and proper care for surrounding communities.

For details of the certification program, please refer to the following URL.

DBJ Green Building Certification website: <http://igb.jp/en/index.html>

3. Future Initiatives

Tosei Reit will continue its efforts to reduce its environmental impact by increasing the acquisition rate of environmental certifications and improving the evaluation of the environmental certifications it has obtained. Please refer to the following websites regarding to their ESG initiatives.

Tosei Reit ESG initiatives: <https://tosei-reit.co.jp/en/esg/>

*Tosei Reit website: <https://tosei-reit.co.jp/en/>