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Notice Concerning Acquisition and Reacquisition of DBJ Green Building Certification

Tosei Reit Investment Corporation (“Tosei Reit”) has announced that it today newly received DBJ Green Building Certification for one property it owns (T’s garden Koshigaya-Obukuro) and received the certification again for three other properties (NU Kannai Building, Higashitotsuka West Building, and SEA SCAPE Chiba Minato).Tosi REIT has been proactively engaged in environmental consideration, energy conservation and resource conservation for properties it owns, and received a higher rank of “3 Stars” for NU Kannai Building and Higashitotsuka West Building in the certification this time.

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




Property Name, Location and Exterior	Certification Rank
<p>T's garden Koshigaya-Obukuro (2050-1 Negawara, Fukuroyama, Koshigaya-shi, Saitama)</p>  <p>Property Type : Residential properties</p>	 <p>Properties with excellent environmental & social awareness</p>
<p>Assessment Points in Certification</p> <ul style="list-style-type: none"> • In the Energy & Resources aspect, gives consideration to energy and resource conservation by installing dimmable lighting equipment in exclusive areas, switching to LED lighting throughout the building, using daylight from the entrance windows, adopting water-saving faucets, raising tenant awareness of waste reduction and recycling, and other measures. 	

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2. Properties that Reacquisition DBJ Green Building Certification and Certification Rank

Property Name, Location and Exterior	Certification Rank	
	Latest	Previous
<p>NU Kannai Building (223-1 Yamashita-cho, Naka-ku, Yokohama-shi, Kanagawa)</p>  <p>Property Type : Offices</p>	 <p>DBJ Green Building 2024 ∞</p> <p>Properties with excellent environmental & social awareness</p>	 <p>DBJ Green Building 2021 ○</p> <p>Properties with satisfactory environmental & social awareness</p>
<p>Assessment Points in Certification</p> <ul style="list-style-type: none"> • In the Well-being aspect, gives consideration to the comfort and convenience of facility users through measures such as conducting tenant satisfaction surveys, installing share bikes, and offering a surrounding environment with a wide range of facilities (commercial complex, fitness, etc.). 		

Property Name, Location and Exterior	Certification Rank	
	Latest	Previous
<p>Higashitotsuka West Building (90-9 Kawakami-cho, Totsuka-ku, Yokohama-shi, Kanagawa)</p>  <p>Property Type : Offices</p>	 <p>DBJ Green Building 2024 ∞</p> <p>Properties with excellent environmental & social awareness</p>	 <p>DBJ Green Building 2021 ○</p> <p>Properties with satisfactory environmental & social awareness</p>
<p>Assessment Points in Certification</p> <ul style="list-style-type: none"> • In the Well-being aspect, gives consideration to the comfort and convenience of facility users through measures such as conducting tenant satisfaction surveys, offering a surrounding environment with a wide range of facilities (commercial complex, fitness, etc.), and setting up a daycare and after-school care service in the site. 		

Property Name, Location and Exterior	Certification Rank	
	Latest	Previous
<p>SEA SCAPE Chiba Minato (1-24-14 Chuoko, Chuo-ku, Chiba-shi, Chiba)</p>  <p>Property Type : Offices</p>	 <p>DBJ Green Building 2024 ∞</p> <p>Properties with excellent environmental & social awareness</p>	 <p>DBJ Green Building 2021 ∞</p> <p>Properties with excellent environmental & social awareness</p>
Assessment Points in Certification	<ul style="list-style-type: none"> • In the Community & Diversity aspect, gives consideration to user diversity and the surrounding environment through measures such as making circulation paths in common areas barrier-free, employing universal design for elevators, and greening the rooftop. 	

3. 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>

4. Future Initiatives

Tosei Reit will continue to work to increase the acquisition rate of environmental certifications and improve the evaluation of the environmental certifications it has obtained by enhancing the comfort and convenience of facility users, reducing its environmental impact, and implementing measures that consider the surrounding environment. Please refer to the following websites with regard to Tosei Reit's ESG initiatives.

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

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