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Real Estate Investment Trust Securities Issuer
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Notice Concerning Reacquisition 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 (Nishi Kasai Tosei Building and Nishidai NC Building) again. 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 two of the properties in the certification this time.

1. Properties that Acquired DBJ Green Building Certification and Certification Rank

Property Name, Location and Exterior	Certification Rank	
	Latest	Previous
<p>Nishi Kasai Tosei Building (6-9-12 Nishikasai, Edogawa-ku, Tokyo)</p>  <p>Property Type : Offices</p>	 <p>Properties with excellent environmental & social awareness</p>	 <p>Properties with high environmental & social awareness</p>
Assessment Points in Certification	<ul style="list-style-type: none"> In the Partnership aspect, building partnerships between the operator and stakeholders through measures such as the conclusion of a memorandum on green leases, etc., and in the Energy & Resources aspect, promoting energy and resource conservation through initiatives such as the acquisition of BELS Certification, installation of total heat exchangers on standard floors, and introduction of human-detecting sensors and water-saving toilets with the renovation of toilets on standard floors. Additionally in the Well-being aspect, enhancing the convenience and comfort of tenants through measures such as the installation of small storage boxes in women’s restrooms, securement of bicycle parking spaces exclusively for tenants, and occupancy by various clinics. 	

Property Name, Location and Exterior	Certification Rank	
	Latest	Previous
<p>Nishidai NC Building (1-83-1 Takashimadaira, Itabashi-ku, Tokyo)</p>  <p>Property Type : Offices</p>	 <p>DBJ Green Building 2025 ∞</p> <p>Properties with excellent environmental & social awareness</p>	 <p>DBJ Green Building 2022 ∞</p> <p>Properties with high environmental & social awareness</p>
Assessment Points in Certification	<ul style="list-style-type: none"> In the Partnership aspect, building partnerships between the operator and stakeholders through measures such as the conclusion of a memorandum on green leases and raising the electricity conservation awareness of tenants, and in the Well-being aspect, enhancing the convenience and comfort of tenants through measures such as the installation of powder corners in women's restrooms, securement of bicycle parking spaces exclusively for tenants, and attraction of clinics and ATMs. 	

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/>