

For Translation Purpose Only

Real Estate Investment Trust Securities Issuer
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(Securities Code: 3451)

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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 one of the properties it owns (Rising Place Kawasaki No.2).

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

Property Name, Location and Exterior	Property Type	Certification Rank
<p>Rising Place Kawasaki No.2 (2-22-6 Hama-cho, Kawasaki-ku, Kawasaki-shi, Kanagawa)</p> 	<p>Residential properties</p>	 <p>DBJ Green Building 2023 </p> <p>Properties with excellent environmental & social awareness</p>
<p>Assessment Points in Certification</p> <ul style="list-style-type: none"> • Gives consideration to energy and resource conservation by using daylighting at the entrance, adopting LED lighting, installing water-saving faucets and toilets, etc. • Gives consideration to user comfort, convenience and health by securing sound insulation performance of separation walls, offering free internet at exclusive areas, promoting and raising awareness of the use of stairs, 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/>