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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 (JPT Motomachi Building) and received the certification again for two other properties (Kannai Wise Building and Hachioji Tosei Building). 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 Kannai Wise Building and Hachioji Tosei 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>JPT Motomachi Building (273 Yamashita-cho, Naka-ku, Yokohama-shi, Kanagawa)</p>  <p>Property Type : Offices</p>	 <p>DBJ Green Building 2025 </p> <p>Properties with excellent environmental &amp; social awareness</p>
<p>Assessment Points in Certification</p>	<ul style="list-style-type: none"> <li>• Located a 5-minute walk from the nearest station, the property is accessible, and having attracted a convenience store and a daycare on the lower floors, it is highly convenient.</li> <li>• It also considers user health and safety, including implementing a building-wide no-smoking policy and installing handrails in the interior stairways at the request of tenants.</li> <li>• In conjunction with renovation of the common areas, it has pursued facility energy-saving measures, including switching to LED lighting and installing motion sensors. It also considers user comfort and CO<sub>2</sub> emission reduction, such as installing powder corners, creating parking spaces exclusively for tenants, and promoting greening on private-area balconies.</li> </ul>

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

Property Name, Location and Exterior	Certification Rank	
	Latest	Previous
<p>Kannai Wise Building (2-9-1 Furo-cho, Naka-ku, Yokohama-shi, Kanagawa)</p>  <p>Property Type : Offices</p>	 <p>DBJ Green Building 2025 ∞</p> <p>Properties with excellent environmental &amp; social awareness</p>	 <p>DBJ Green Building 2022 ○</p> <p>Properties with satisfactory environmental &amp; social awareness</p>
Assessment Points in Certification	<ul style="list-style-type: none"> <li>• As well as aiming to improve user comfort and convenience through measures such as aroma diffusion in common areas and installation of shared bikes on the exterior premises, the property is striving to reduce its environmental footprint, including upgrading to water-efficient toilets, installing motion sensors, implementing thorough waste sorting in common areas, using signage to provide information about everyday energy reduction measures, etc.</li> <li>• The property provides individual feedback to each tenant about their energy consumption and also aims to improve building management and operation through collaboration with stakeholders, including conducting regular tenant satisfaction surveys.</li> </ul>	

Property Name, Location and Exterior	Certification Rank	
	Latest	Previous
<p>Hachioji Tosei Building (5-15 Yokoyama-cho, Hachioji-shi, Tokyo)</p>  <p>Property Type : Offices</p>	 <p>DBJ Green Building 2025 ∞</p> <p>Properties with excellent environmental &amp; social awareness</p>	 <p>DBJ Green Building 2022 ○</p> <p>Properties with satisfactory environmental &amp; social awareness</p>
Assessment Points in Certification	<ul style="list-style-type: none"> <li>• This property is an office building completed in 1988, which has gradually replaced and upgraded its facilities over time to enable long-term use of the building. It also seeks to improve facility energy-saving and worker convenience, including adding motion sensors and installing accessory holders in the restrooms.</li> <li>• In order to pursue building management and operation based on its sustainability policy and achieve its environmental targets by 2030, it is enhancing collaboration with stakeholders, such as giving individual feedback to each tenant on their energy consumption and providing users with information on everyday energy reduction measures.</li> </ul>	

### 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/>