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For Translation Purpose Only

Real Estate Investment Trust Securities Issuer
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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 (Inage Kaigan Building) and received the certification again for two other properties (T's garden Koenji and Lumiere No.3).Tosei REIT has been proactively engaged in environmental consideration, energy conservation and resource conservation for properties it owns, and received a higher rank of "5 Stars" for T's garden Koenji, while Lumiere No. 3 was upgraded to"4 Stars" in the certification this time.

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

Property Name, Location and Exterior	Certification Rank
Inage Kaigan Building (3-23-2 Takasu, Mihama-ku, Chiba-shi, Chiba)  Property Type：Retail facilities	DBJ Green Building 2026 Properties with excellent environmental & social awareness

Assessment Points in Certification

- In the Strategies & Partnership aspect, striving to disclosure environmental information through the announcement of the Sustainability Policy and other efforts as well as building partnerships between the operator and stakeholders through measures such as raising awareness on energy conservation, setting up a help desk available 24 hours a day, preparing a unique disaster prevention manual for the property and sharing it with tenants, and regularly holding a training session for the property management company regarding environmental measures, etc.
- In the Energy & Resources aspect, striving for energy and resource conservation through measures such as installing dimmable LED lighting in exclusive areas, replacing and upgrading to water-saving faucets in the kitchen, bathroom, etc. and water-saving toilets, and raising tenant awarenewss on redeuction, proper sorting and recycling of waste. Also giving condiersation to the safety and comfort of tenants through measures such as installing security cameras and using aroma diffusers.

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

Property Name, Location and Exterior	Certification Rank	
	Latest	Previous
T's garden Koenji (3-35-26 Koenjikita, Suginami-ku, Tokyo)  Property Type：Residential properties	DBJ Green Building 2026 Properties with the best class environmental & social awareness	DBJ Green Building 2023 Properties with excellent environmental & social awareness

Assessment Points in Certification

- In the Strategies & Partnership aspect, striving to disclosure environmental information through the announcement of the Sustainability Policy and other efforts as well as building partnerships between the operator and stakeholders through measures such as setting up a help desk available 24 hours a day, preparing a unique disaster prevention manual for the property and sharing it with tenants, and regularly holding training sessions for the property management company regarding environmental measures, etc.
- In aspects other than Strategies & Partnership, implementing various awareness raising activities using digital signage (promotion of energy conservation, resource conservation, recycling and other efforts, improvement of the health of tenants, etc.) as well as contributing to the creation of local communities through efforts such as giving consideration to the surrounding environment with the establishment of a rooftop garden, adoption of permeable pavements, etc., and participating in local events taking advantage of the location environment along the shopping street.

Property Name, Location and Exterior	Certification Rank	
	Latest	Previous
Lumiere No.3 (1-23-5 Shiba, Kawaguchi-shi, Saitama)  Property Type：Residential properties	DBJ Green Building 2026 Properties with exceptionally high environmental & social awareness	DBJ Green Building 2023 Properties with satisfactory environmental & social awareness

Assessment Points in Certification

- In the Strategies & Partnership aspect, striving to disclosure environmental information through the announcement of the Sustainability Policy and other efforts as well as building partnerships between the operator and stakeholders through measures such as raising awareness on energy conservation, setting up a help desk available 24 hours a day, preparing a unique disaster prevention manual for the property and sharing it with tenants, and regularly holding a training session for the property management company regarding environmental measures, etc.
- In the Energy & Resources aspect, striving for energy and resource conservation through measures such as installing dimmable LED lighting in exclusive areas, replacing and upgrading to water-saving faucets in the kitchen, bathroom, etc.

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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/