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(Securities Code: 3451)




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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. Tosei REIT has been proactively engaged in environmental consideration, energy conservation and resource conservation for properties it owns, and received a higher rank of “2 Stars” for Nishi Kasai Tosei Building 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>DBJ Green Building 2022 ∞</p> <p>Properties with high environmental & social awareness</p>	 <p>DBJ Green Building 2019 ○</p> <p>Properties with satisfactory environmental & social awareness</p>
<p>Assessment Points in Certification</p> <ul style="list-style-type: none"> • Gives consideration to energy and resource conservation through the installation of total heat exchangers, use of LED lighting in the entire building, installation of water-saving faucets and conclusion of green lease contracts with its tenants. • Gives consideration to user convenience through the installation of small storage boxes in female restrooms, securing bicycle parking lots and housing 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 2022 ∞</p> <p>Properties with high environmental & social awareness</p>	 <p>DBJ Green Building 2019 ∞</p> <p>Properties with high environmental & social awareness</p>
Assessment Points in Certification	<ul style="list-style-type: none"> • Gives consideration to energy conservation through cleaning filters four times a year for air-conditioning efficiency as well as the introduction of outside air via total heat exchangers and use of LED lighting in common areas. • Gives consideration to user convenience and comfort through adoption of pillar-free office spaces, installation of powder corners in female restrooms and housing bank and clinics, as well as employing universal design for elevators and restrooms. 	

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/>