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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 two of the properties it owns (T’s garden Koenji, Lumiere No.3).

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

Property Name, Location and Exterior	Property Type	Certification Rank
<p>T’s garden Koenji (3-35-26 Koenjikita, Suginami-ku, Tokyo)</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 through the adoption of double-glazed glass, installation of dimmable LED ceiling lights in each residential unit, conversion to LED lighting inside facilities, adoption of water-saving faucets, etc. • Gives consideration to user convenience and comfort through the occupancy by clinics, establishment of a rooftop garden, securement of sound insulation performance inside residential units, etc. • Gives consideration to disaster prevention through the securement of stockpiles for residents, installation of manhole toilets in the event of disasters, etc. 		

Property Name, Location and Exterior	Property Type	Certification Rank
<p>Lumiere No.3 (1-23-5 Shiba, Kawaguchi-shi, Saitama)</p> 	Residential properties	 <p>DBJ Green Building 2023</p> <p>Properties with satisfactory environmental & social awareness</p>
Assessment Points in Certification	<ul style="list-style-type: none"> • Gives consideration to energy and resource conservation through conversion to LED lighting in common areas, installation of water-saving faucets, implementation of construction work for extending the service life of facilities, etc. • Gives consideration to user convenience and health through the location with an enriched surrounding environment, implementation of awareness-raising activities to promote 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/>