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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 three of the properties it owns (Gekkocho Apartment, Twin Avenue and Nihonbashi-Hamacho Building).

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

Property Name, Location and Exterior	Property Type	Certification Rank
<p>Gekkocho Apartment (6-9-22 Shimomeguro, Meguro-ku, Tokyo)</p> 	<p>Residential properties</p>	 <p>DBJ Green Building 2022 </p> <p>Properties with exceptionally high 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 use of double-glazed windows, installation of eaves and wooden louvers on windows, LED lighting in common areas, use of water-saving faucets and toilets, etc. • Designed for the comfort of residents by securing sound insulation performance of walls and floors, adopting toilets with hot water bidet functions and dishwashers, etc. • Environmentally friendly rooftop, atrium, exterior with greening, etc. 		

Property Name, Location and Exterior	Property Type	Certification Rank
<p>Twin Avenue (2-3-20 Sekimachikita, Nerima-ku, Tokyo)</p> 	Residential properties	 <p>DBJ Green Building 2022 </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 in the building through the use of double-glazed sash windows, LED lighting in common areas, water-saving faucets, use of facilities that are more than 30 years old, etc. • Designed for the comfort of residents by ensuring sound insulation performance of the floor, adopting toilets with hot water bidet functions, etc. 		

Property Name, Location and Exterior	Property Type	Certification Rank
<p>Nihonbashi-Hamacho Building (1-12-9 Nihonbashihamacho, Chuo-ku, Tokyo)</p> 	Offices	 <p>DBJ Green Building 2022 </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 LED lighting in common areas, installation of carpet tiles that comply with the Act on Promotion of Procurement of Eco-Friendly Goods and Services by the State and Other Entities, use of facilities that are more than 30 years old, etc. • Gives consideration to the convenience, comfort and health of users in that the building is located in an area with excellent neighboring facilities, has sufficient ceiling height, intentionally promotes the use of stairs to its tenants, 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/>