

January 31, 2022

For Immediate Release

Investment Corporation

Japan Real Estate Investment Corporation

Yutaka Yanagisawa, Executive Director

(TSE code: 8952)

Asset Management Company

Japan Real Estate Asset Management Co., Ltd.

Naoki Umeda, President & CEO

Contact: Masaru Motooka

Executive Officer & General Manager

Planning Department

Phone: +81-3-3211-7951

Announcement of Receiving the ZEB Ready Certification (Daido Seimei Niigata Building)

Japan Real Estate Investment Corporation ("JRE") hereby announces that one of its properties, Daido Seimei Niigata Building, has received a ZEB* Ready Certification as well as 5 Stars Certification by Building-Housing Energy-efficiency Labeling System ("BELS") as described below.

This is the second ZEB certified building in JRE's portfolio.

Property Name	Location	Certification Rank	ZEB Certification
Daido Seimei Niigata Building	Niigata City, Niigata	★★★★★	ZEB Ready

Evaluator: The Building Center of Japan.



Daido Seimei Niigata Building



*A ZEB (Zero Energy Building) is a building that aims at net zero energy balance, which is evaluated in the BELS certification system in 4 stages, ZEB, Nearly ZEB, ZEB Ready, and ZEB Oriented.

For details about BELS and ZEB, please refer to the URL below.

BELS: <https://www.hyoukakyokai.or.jp/bels/bels.html> (in Japanese only)

ZEB: <http://www.env.go.jp/earth/zeb/index.html> (in Japanese only)

The above evaluation is based on the design and renovation plan for the building, assuming that the renovation will be carried out in the future. We will determine the actual timing of the renovation works considering the long-term renovation plans for the entire portfolio.

JRE has obtained the ZEB Ready Certification with the advice of engineering experts. We will continue our efforts to realize ZEBs through renovations for other existing properties.

Going forward, JRE will continue to take sustainability seriously in its asset management. For more details on JRE's ESG initiatives, please refer to the following website.

JRE's ESG website: <https://jre-esg.com/en/>

This is the English translation of the announcement in Japanese dated January 31, 2022.

No assurance or warranties are given for the completeness or accuracy of this English translation.