

November 25, 2022

For Immediate Release

Real Estate Investment Trust Securities Issuer:
NIPPON REIT Investment Corporation
1-18-1 Shimbashi, Minato-ku, Tokyo
Toshio Sugita
Executive Officer
(Securities Code: 3296)

Asset Management Company:
Sojitz REIT Advisors K.K.
Toshio Sugita
President, Director & CEO

Contact: Takahiro Ishii
General Manager
Corporate Planning Department
Finance & Planning Division
(TEL: +81-3-5501-0080)

Notice Concerning Acquisition of CASBEE for Real Estate and Tokyo Metropolitan
Government's Small and Medium-Sized Low-Carbon Model Building Certification

NIPPON REIT Investment Corporation ("NIPPON REIT") announces that one of its properties received CASBEE for Real Estate Certification and two properties achieving conformity to Small and Medium-Sized Low-Carbon Model Building (the "Low-Carbon Model Building") from the Tokyo Metropolitan Government ("TMG") and will be publicized by TMG. Details are as follows.

1. Overview of Each Certification

• CASBEE for Real Estate Certification

Comprehensive Assessment System for Built Environment Efficiency (CASBEE) is a method for evaluating and rating the environmental performance of buildings and the built environment. It is a comprehensive assessment of the quality of a building, evaluating features such as interior comfort and scenic aesthetics, in consideration of environment practices that include using materials and equipment that save energy or achieve smaller environmental loads.

CASBEE for Real Estate Certification was developed for the purpose of utilizing the environmental assessment of buildings prepared in accordance with CASBEE to evaluate real estate. It is evaluated on a four-level rating system consisting of rank S, A, B+ and B for existing buildings that are one year of age or older.



CASBEE website: <https://www.ibec.or.jp/CASBEE/english/certificationE.htm>



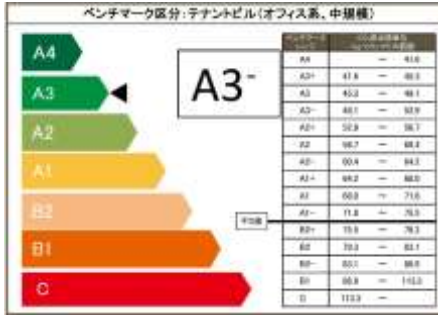

• Low-Carbon Model Building

TMG released an assessment index for low-carbon buildings, the Low-Carbon Building Benchmark, in May 2012, aiming to form a real estate market in which low-carbon buildings with low CO2 emission features are valued. Small and medium-sized leased buildings that fall within range of A1 or higher in the Low-Carbon Benchmark and are actively implementing energy-saving measures are officially recognized as the Low-Carbon Model Buildings by TMG.

TMG Small and Medium-Sized Low-Carbon Model Building website (Japanese):
https://www.kankyo.metro.tokyo.lg.jp/climate/businesses/lowcarbon/model_b/index.html

2. Certified Properties and Certification Summary

CASBEE for Real Estate Certification		
Property Name	A-52 Omiya Center Building (Sakuragi-cho, Omiya-ku, Saitama, Saitama)	
Certification Rank	Rank S ★★★★★	
Date Certified	November 25, 2022	

Low-Carbon Model Building		
Property Name	A-56 Homat Horizon Building (Gobancho, Chiyoda-ku, Tokyo)	A-25 FORECAST Ningyocho (Ningyocho, Nihombashi, Chuo-ku, Tokyo)
		
Low-Carbon Building Benchmark	 <p>A3-</p>	 <p>A2</p>
Date Publicized	November 25, 2022	

3. NIPPON REIT's Future Initiatives

We believe that actively incorporating ESG (Environment, Society and Governance) perspectives into our operation will contribute to our basic policy of “emphasizing on the income growth and stability to maximize unitholder value.” NIPPON REIT will continue to put efforts on reducing environmental impact by implementing energy-saving and efficient energy use measures to its properties.

* NIPPON REIT website: <https://www.nippon-reit.com/en>

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