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For Immediate Release

Real Estate Investment Trust Securities Issuer:
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Notice Concerning Environmental Considerations Rating
Obtained from Sumitomo Mitsui Banking Corporation

NIPPON REIT Investment Corporation (“NIPPON REIT”) announces that it has today received an “A” grade from Sumitomo Mitsui Banking Corporation (“SMBC”) in accordance with “SMBC Environmental Assessment Loan”, in recognition of its commitment to environmental initiatives in asset management, as outlined below:

1. Overview of SMBC Environmental Assessment Loan

“SMBC Environmental Assessment Loan” assesses status of corporate initiatives for environmental considerations, on loan execution and establishment of lending conditions, based on environmental assessment criteria developed independently by SMBC and The Japan Research Institute, Limited.

2. Result of the Assessment

NIPPON REIT has received an “A” grade because of maintaining high standards in terms of “the environmental management”, “the implementation of environmental protection measures”, and other measures in environmental initiatives.

In particular, the following factors are highly rated in the assessment.

- (1). NIPPON REIT comprehensively grasps actual values indicative of the environmental load, such as energy consumption, CO2 emission, water consumption, and waste emission in its real estate holdings, and analyses the factors for changes in these values meticulously.
- (2). To promote ongoing efforts to reduce the environmental load of its real estate holdings, NIPPON REIT has regulations to manage forecast and actual values every quarter at the Sustainability Promotion Committee and to establish an Energy Conservation Committee specialized in energy saving measures which roles are to manage the target energy use of buildings and receive advice from external environmental experts regarding necessary energy saving measures.
- (3). With regard to its own property La Verite Akasaka, NIPPON REIT concluded a green lease contract with all of its tenants, and has actively implemented energy saving renovations such as converting lighting equipment to LED and improving the efficiency of air conditioning equipment. It is also promoting the use of renewable energy by changing its electric power reception contract for the property to use hydroelectric power only.

For the SMBC announcement, please visit the following website.

SMBC’s website : <http://www.smbc.co.jp/news/> (In Japanese only)

3. Future Effort of NIPPON REIT

Under the sustainability policy established by Sojitz REIT Advisors K.K. (“SRA”), which is entrusted to manage the assets of NIPPON REIT, NIPPON REIT will take measures in collaboration with SRA in an aim to contribute to social and economic development keeping eyes on preservation of the global environment.

Please refer to the following website for information on NIPPON REIT’s social and environmental initiatives.

* NIPPON REIT Investment Corporation website: <http://www.nippon-reit.com/en>

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