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For Immediate Release

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Notice Concerning GRESB Real Estate Survey Results

NIPPON REIT Investment Corporation (“NIPPON REIT”) hereby announces that it received a “Green Star”, the highest rating for the third consecutive year in the GRESB Real Estate Survey conducted in 2019.



1. Overview of GRESB Real Estate Survey

GRESB is an international organization dedicated to annually assessing the environmental, social and governance (ESG) performance of actual assets including real estate portfolio and infrastructure etc., which was established in 2009 primarily by major European pension fund groups having led the United Nations-supported Principles for Responsible Investment into practice.

As of September 2019, over 100 companies of GRESB's Investor Members with total assets under management of approx. USD22 trillion use GRESB's Survey data for selection of and dialogue with investment targets. In Japan, Development Bank of Japan Inc. and Sumitomo Mitsui DS Asset Management Company, Limited have actively supported GRESB as one of the Investor Members and also The Association for Real Estate Securitization (ARES), Japan Real Estate Institute(JREI) and Japan Sustainable Building Consortium (JSBC) have been cooperative as its industry partners to promote GRESB's initiatives.

In 2019, 1005 real estate companies worldwide participated in the Survey and the number of participants shows an increasing trend. For more details of GRESB, please refer to its website (<http://gresb.com/>).

2. Survey Results

NIPPON REIT participated for the first time in the Survey in 2017 and has been ranked as “Green Star”, for the third consecutive year the highest in the four available categories, which is awarded to real estate companies that can demonstrate outstanding sustainability performance in terms of both “Management & Policy” and “Implementation & Measurement”. NIPPON REIT has also received “3 stars” in “GRESB Rating”, which is evaluated in 5 grades depending on the relative ranking of the total GRESB score.

3. Future Measures

NIPPON REIT and Sojitz REIT Advisors K.K. which is entrusted to manage the assets of NIPPON REIT continuously endeavor to manage the portfolio incorporating ESG issues so as to realize the basic policy of NIPPON REIT, “Focusing on income growth and stability to maximize unitholders’ value” in collaboration with Sojitz Corporation Group.

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

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