

March 28, 2025

For Immediate Release

Investment Corporation

Japan Real Estate Investment Corporation  
Jo Kato, Executive Director

(TSE code: 8952)

Asset Management Company

Japan Real Estate Asset Management Co., Ltd.  
Shojiro Kojima, President & CEO

Contact: Masaaki Fujino

Senior Executive Officer & General Manager  
Strategic Planning Department

Phone: +81-3-3211-7951

## Announcement of Receiving the ZEB Ready Certification for JRE Amagasaki Front Building (the fifth ZEB Certification)

Japan Real Estate Investment Corporation (“JRE”) hereby announces that one of its properties, JRE Amagasaki Front Building, has received a ZEB (Note1) Ready Certification as well as “6 Stars” (Note2), the highest certification rank by the Building-Housing Energy-efficiency Labeling System (“BELS”).

This is the fifth ZEB certified building in JRE’s portfolio. As the result, JRE have achieved the target of owing 5 to 10 Zero Energy Buildings by FY2030 set in its materiality. Additionally, this is the first instance of an existing large-scale office building (with a total floor area of 10,000m<sup>2</sup> or more) owned by a J-REIT receiving the ZEB Ready certification.

Property Name	Location	ZEB Certification	Certification Rank
JRE Amagasaki Front Building	Amagasaki City, Hyogo	ZEB Ready	★★★★★★

Evaluator: The Building Center of Japan.



JRE Amagasaki Front Building



(Note1) A ZEB (Net 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.

(Note2) This certification obtainment applies the new BELS evaluation system from April 1, 2024.

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/detail/01.html> (in Japanese only)

The above evaluations are based on the design and renovation plan for each of the buildings, assuming that the renovations 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 Certifications 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 March 28, 2025.

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