

March 31, 2026

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.

Kazuyuki Inoue, President &amp; CEO

Contact: Masaaki Fujino

Senior Executive Officer &amp; General Manager

Strategic Planning Department

Phone: +81-3-3211-7951

**Announcement of Receiving the ZEB Certifications for  
JRE Higashi Nibancho Square and JRE Ginza 1Chome East Building  
(the sixth and the seventh ZEB Certifications)**

Japan Real Estate Investment Corporation (“JRE”) hereby announces that two of its properties, JRE Higashi Nibancho Square and JRE Ginza 1Chome East Building, have received ZEB (Note) Certifications as well as the Building-Housing Energy-efficiency Labeling System (“BELS”).

This is the sixth and the seventh ZEB certified buildings in JRE’s portfolio.

In addition, JRE Higashi Nibancho Square has received “5 Stars”, while JRE Ginza 1Chome East Building has been awarded the highest certification rank of “6 Stars” by BELS.

For JRE Higashi Nibancho Square, this is the first instance among J-REITs in which an existing large-scale office building (with a total floor area of approx. 28,000m<sup>2</sup>) located in cold climate regions such as Hokkaido, Tohoku, and Hokuriku has achieved ZEB Certification.

Furthermore, JRE Ginza 1Chome East Building is planning to convert its air conditioning system from gas-powered to electric-powered systems, which is expected to significantly reduce operating costs (utility expenses). This energy-saving effort was highly evaluated and led to the attainment of ZEB Ready Certification.

Property Name	Location	ZEB Certification	BELS Certification Rank
JRE Higashi Nibancho Square	Sendai City, Miyagi	ZEB Oriented	★★★★★
JRE Ginza 1Chome East Building	Chuo-ku, Tokyo	ZEB Ready	★★★★★★

Evaluator: The Building Center of Japan



JRE Higashi Nibancho Square



JRE Ginza 1Chome East Building

(Note) 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.

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: <https://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 Mitsubishi Jisho Design Inc., engineering experts in this field. 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 31, 2026.  
No assurance or warranties are given for the completeness or accuracy of this English translation.