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Investment Corporation

Japan Real Estate Investment Corporation

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## Announcement of Receiving the ZEB Certifications for JRE Yoyogi 1Chome Building and JRE Kayabacho 2Chome Building

Japan Real Estate Investment Corporation (“JRE”) hereby announces that JRE Yoyogi 1Chome Building and JRE Kayabacho 2Chome Building, properties it owns, have received a ZEB (Note1) Oriented (Note2) Certification and a ZEB Ready Certification respectively. Additionally, both of them also received “5 Stars”, the highest certification rank by the Building-Housing Energy-efficiency Labeling System (“BELS”). They are the third and fourth ZEB certified buildings in its portfolio, and this is the first time JRE has obtained a ZEB Oriented Certification.

Property Name	Location	ZEB Certification	Certification Rank
JRE Yoyogi 1Chome Building	Shibuya-ku, Tokyo	ZEB Oriented	★★★★★
JRE Kayabacho 2Chome Building	Chuo-ku, Tokyo	ZEB Ready	★★★★★

Evaluator: The Building Center of Japan



JRE Yoyogi 1Chome Building



JRE Kayabacho 2Chome Building





(Note1) A ZEB (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) ZEB Oriented is a certification category newly established in 2019 for large-scale buildings with a gross floor area of 10,000m<sup>2</sup> or more that are considered difficult to convert to ZEBs. For office buildings, the certification requires reducing primary energy consumption by 40% or more compared to the reference building, as well as adopting a promising but still untested technology that significantly contributes to energy conservation.

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 Ready 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 7, 2023.

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