

May 27, 2021

For Immediate Release

REIT Securities Issuer  
Hoshino Resorts REIT, Inc.  
Representative: Kenji Akimoto, Executive Director  
(Code: 3287)

Asset Management Company  
Hoshino Resort Asset Management Co., Ltd.  
Representative: Kenji Akimoto, President & CEO  
Contact: Takahiro Kabuki, Director & CFO  
TEL: +81-3-5159-6338

## Notice Concerning Acquisition of CASBEE for Real Estate Certification and BELS Rating

Hoshino Resorts REIT, Inc. (hereinafter “HRR”) announces that the property owned by HRR presented below acquired CASBEE for Real Estate Certification (CASBEE: Comprehensive Assessment System for Built Environment Efficiency; hereinafter “CASBEE”), and the 3 properties presented below acquired ratings under BELS (BELS: Building-Housing Energy-efficiency Labeling System; hereinafter “BELS”).

### 1. Overview of CASBEE for Real Estate Certification and BELS

#### (1) CASBEE for Real Estate Certification

CASBEE is a system that assesses the comprehensive environmental performance of buildings that have been developed and spread throughout Japan under the leadership of the Ministry of Land, Infrastructure, Transport and Tourism. CASBEE for Real Estate Certification presents assessments using four levels (from S rank: 5 stars to B rank: 2 stars) using a system where third-party institutions certify whether the details of assessments of buildings assessed by CASBEE for Real Estate are accurate through examination of these details. Please refer to the website below for details concerning CASBEE for Real Estate Certification.

CASBEE Certification website:

<https://ibec.or.jp/CASBEE/english/certificationE.htm>

#### (2) BELS

Under the Act on the Improvement of Energy Consumption Performance of Buildings (Building Energy Efficiency Act), real estate companies and certain other parties must work to present the energy consumption performance of buildings. BELS presents assessments using five levels (from 5 stars to 1 star) using a system where third-party institutions assess the energy consumption performance of buildings in accordance with assessment standards established by the Ministry of Land, Infrastructure, Transport and Tourism. Please refer to the website below for details concerning BELS.

BELS website (in Japanese only):

<https://www.hyoukakyokai.or.jp/bels/bels.html>

## 2. Properties That Acquired CASBEE for Real Estate Certification and BELS Rating

### (1) Property That Acquired CASBEE for Real Estate Certification

| Property name                                                    | Rating                                                                                                                                          | Points assessed, etc.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| HOSHINOYA Karuizawa<br>(Evaluating subject:<br>HARUNIRE Terrace) |  <p>Evaluating agency:<br/>Bureau Veritas Japan Co., Ltd.</p> | <p>◆Matters assessed particularly high</p> <ul style="list-style-type: none"> <li>• Energy/GHG</li> <li>• Indoor environment</li> <li>• Biodiversity/sustainable site</li> </ul> <p>◆Characteristics of environmental performance</p> <p>When making this beautiful forest, where large Japanese elm trees formerly lined the Yukawa River, into a commercial facility, our concept was to enable the trees to coexist amongst human activity. By extensively using wood terracing, it was designed to utilize the original vegetation in order to maintain the softness of the soil without harming trees' roots, and so that people will draw closer to trees and the river while on the promenade. We held the design philosophy of purposely making as few changes as possible in order to protect the natural beauty of the Yukawa River, and currently, it has become a place for shoppers and relaxation.</p> |

#### <Appearance>

#### HOSHINOYA Karuizawa (HARUNIRE Terrace)



## (2) Properties That Acquired BELS Rating

| Property name                                      | Rating                                                                                                                                                                                                                                                                     | Points assessed, etc.                                                                                                                                                                                                                    |
|----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| KAI Kaga<br>(Evaluating subject:<br>main building) |  <p>この建物のエネルギー消費量 <b>34%</b>削減<br/>2021年5月11日交付 国土交通省告示に基づく第三者認証</p> <p>34% projected reduction<br/>in energy consumption</p> <p>Evaluating agency:<br/>The Building Center of Japan</p>  | <ul style="list-style-type: none"> <li>The primary energy consumption volume of air conditioning equipment, lighting and hot water systems in particular decreased in comparison with the standard energy consumption volume.</li> </ul> |
| Candeo Hotels Sano                                 |  <p>この建物のエネルギー消費量 <b>25%</b>削減<br/>2021年5月11日交付 国土交通省告示に基づく第三者認証</p> <p>25% projected reduction<br/>in energy consumption</p> <p>Evaluating agency:<br/>The Building Center of Japan</p> | <ul style="list-style-type: none"> <li>The primary energy consumption volume of air conditioning equipment and hot water systems in particular decreased in comparison with the standard energy consumption volume.</li> </ul>           |
| Chisun Inn Chiba Hamano R16                        |  <p>この建物のエネルギー消費量 <b>9%</b>削減<br/>2021年5月11日交付 国土交通省告示に基づく第三者認証</p> <p>9% projected reduction<br/>in energy consumption</p> <p>Evaluating agency:<br/>The Building Center of Japan</p>  | <ul style="list-style-type: none"> <li>The primary energy consumption volume of air conditioning equipment in particular decreased in comparison with the standard energy consumption volume.</li> </ul>                                 |

## <Appearance>

KAI Kaga (main building)



Candeo Hotels Sano



Chisun Inn Chiba Hamano R16



### 3. HRR's Response Going Forward

HRR intends to continue to contribute to the future through unique investments and asset management while maintaining and improving this certification as well as achieving CSV (Creating Shared Value) to solve social issues in accordance with its sustainability policy going forward.

For details regarding HRR's sustainability policy and initiatives thus far, please refer to the following website (<https://www.hoshinoresorts-reit.com/en/sustainability/index.html>).

\* Hoshino Resorts REIT, Inc. website address: <https://www.hoshinoresorts-reit.com/en/>