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For Immediate Release

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Notice Concerning Acquisition of BELS and ZEB Certification

NIPPON REIT Investment Corporation ("NIPPON REIT") announces that two of its properties received BELS (Building-Housing Energy-efficiency Labeling System) and ZEB (Net Zero Energy Building) certification today. Nishi-Shinjuku Sanko Building received the highest 5-Star rating in BELS and ZEB Ready certification. La Verite AKASAKA, which has been rated in BELS as 5-Star in July 2020, newly received ZEB Ready certification. There are currently 21 BELS certified properties in NIPPON REIT's portfolio.

1. Overview of BELS

BELS is a system in which a third-party organization evaluates and displays the energy-saving performance of all buildings, newly built and existing buildings. In April 2014, the system first started for non-residential buildings, and from April 2016, BELS expanded the scope of coverage to include residential buildings, and started its operation as one of the third-party certifications in accordance with the "Guidelines for Displaying Energy-Saving Performance of Buildings" which is a guideline based on Article 7 of the "Act on the Improvement of Energy Consumption Performance of Buildings."

ZEB is a building that aims to reduce the annual energy consumption of a building to net zero balance while realizing a comfortable indoor environment. In the BELS evaluation system, it is displayed in four stages: ZEB, Nearly ZEB, ZEB Ready, and ZEB Oriented.

BELS website (Japanese only): https://www.hyoukakyoukai.or.jp/bels/bels.html
ZEB website (Japanese only): http://www.env.go.jp/earth/zeb/detail/01.html

2. Certified Properties and Certification Summary

Property Number	A-28	A-46
Property Name	Nishi-Shinjuku Sanko Building	La Verite AKASAKA
Location	Nishi-Shinjuku, Shinjuku-ku, Tokyo	Moto-Akasaka, Minato-ku, Tokyo
Certification Rank	★★★★★ ZEB Ready	★★★★★ ZEB Ready
Energy Consumption Reduction Rate	62%	52%
Property Photo		

3. NIPPON REIT's Future Initiatives

We believe that actively incorporating ESG (Environment, Society and Governance) perspectives into our operation will contribute to our basic policy of "emphasizing on the income growth and stability to maximize unitholder value." NIPPON REIT will continue to put efforts on reducing environmental impact by implementing energy-saving and efficient energy use measures to its properties.

* NIPPON REIT website: https://www.nippon-reit.com/en

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