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For Immediate Release

Real Estate Investment Trust Securities Issuer:
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Notice Concerning Acquisition of BELS Certification

NIPPON REIT Investment Corporation ("NIPPON REIT") announces that one of its properties received BELS (Building-Housing Energy-efficiency Labeling System) certification today. There are currently 21 BELS certified properties in NIPPON REIT's portfolio.

1. Overview of BELS

BELS is a third-party assessment stipulated in the Notification of Labeling, which aims to ensure that the organization impartially and properly evaluates and displays the energy-saving performance of buildings. Effective April 2016, under the Act on the Improvement of Energy Consumption Performance of Buildings (Building Energy Efficiency Act), real estate companies are required to strive to indicate the energy-saving performance of buildings. Specific labeling methods are stipulated in the guidelines for displaying energy-saving performance of buildings, and BELS is a third-party certification system based on these guidelines.

BELS website (Japanese only): https://www.hyoukakyoukai.or.jp/bels/bels.html

2. Certified Properties and Certification Summary



Property Name	Nishi-Gotanda 8-chome Building
Location	8-3-16 Nishi-Gotanda, Shinagawa, Tokyo
Site Space	491.86 ㎡
Total Floor Space	3,963.82 ㎡
Construction Completion	December 1993
Structure/Floor	Steel-framed reinforced concrete with flat roof B1/9F
Certification Rank	★★★

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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