October 16, 2024

For Immediate Release

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Notice Concerning GRESB Real Estate Assessment Results

NIPPON REIT Investment Corporation ("NIPPON REIT") hereby announces that in 2024 GRESB Real Estate Assessment, it has achieved "3 Stars" in GRESB Rating, received "Green Star" designation for the eighth consecutive year.

1. About GRESB

GRESB is an annual benchmarking assessment that measures ESG (Environmental, Social and Governance) integration of real estate companies and funds and it is also the name of organization which runs the assessment. It was founded in 2009 by a group of major European pension funds who played leading roles in launching Principles for Responsible Investment (PRI).

Currently, more than 150 Investor Members use GRESB data for their investment decision-making and engagement with investees, and several institutions from Japan including Government Pension Investment Fund (GPIF) utilize GRESB Assessment results. In 2024, 2,223 listed or private real estate companies/funds participated in GRESB Real Estate Assessment.
GRESB website: https://gresb.com/

2. Survey Results

In the 2024 GRESB Real Estate Assessment, NIPPON REIT has received “3 Stars” in GRESB Rating, which is based on GRESB Overall Score and its quintile position relative to global participants, and designated as a “Green Star” for the eighth consecutive year since the first participation in 2017, through its high performance both in “Management Component” that evaluates policies and organizational structure for ESG promotion, and “Performance Component” that assesses environmental performance and tenant engagement of its properties.

3. Future Measures

We believe that actively incorporating ESG 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 Investment Corporation website: https://www.nippon-reit.com/en

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