Translation of Japanese Original

June 28, 2024

To All Concerned Parties

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Notice Concerning Acquisition of CASBEE Certification for Real Estate and DBJ Green Building Certification

KDX Realty Investment Corporation ("KDXR") announced today that it received CASBEE (Comprehensive Assessment System for Built Environment Efficiency) Certification for Real Estate for six of its properties and DBJ Green Building Certification for one of its property, becoming the first case to receive this certification for hotels.

1. CASBEE Certification for Real Estate

(1) Properties that Received Certification Rank

Details of CASBEE Certification that KDXR received are as follows.

Property Number	Property Type	Property Name	Certification Rank	Evaluation Date
C1003	Retail Facilities	Passaggio Nishiarai	S Rank ★★★★★	June 28, 2024
C2010		Blumer HAT Kobe		
C2028		Merado Daikai		
A1044	Office Buildings	KDX Omiya Building	A Rank ★★★★	
A1046		KDX Shinjuku 6-chome Building		
C1029	Retail Facilities	Higashimatsuyama Shopping Center		

(2) Overview of CASBEE Certification

CASBEE is an evaluation system for rating the environmental performance of buildings, developed by Institute for Building Environment and Energy Conservation under the auspices of the Ministry of Land, Infrastructure, Transport and Tourism. The system rates the overall environmental performance of buildings from the following perspectives: the evaluation of the environmental quality and performance of buildings themselves and the external environmental load of buildings.
CASBEE Certification for Real Estate is rated in four scales: rank S, rank A, rank B+ and rank B for buildings with one or more years old after completion.

2. DBJ Green Building Certification

(1) Properties that Received Certification Rank

Details of DBJ Green Building Certification that KDXR received are as follows.

Property Number	Property Type	Property Name	Certification Rank	Evaluation Date
E2001	Hotels	Okinawa Prince Hotel Ocean View Ginowan	DBJ Green Building 2024 Properties with exceptionally high environmental and social awareness	June 28, 2024

(2) Overview of DBJ Green Building Certification

DBJ Green Building Certification Program was launched by Development Bank of Japan Inc. ("DBJ") for the purpose of supporting the properties which give proper care to environment and society ("Green Building"). The program evaluates, certifies and supports properties which are required by society and economy. It makes comprehensive assessment of properties, while evaluating various factors which range from properties' environmental features to their communication with stakeholders, such as disaster prevention and proper care for surrounding communities.

3. Future Initiatives for Sustainability

KDXR promotes ESG (Environment, Social and Governance) measures based on "Sustainability Policies" established by the Asset Management Company. As a pioneer in J-REIT, KDXR will continue to advance environmental and energy conservation measures as well as efficient energy use for its own properties with the support of outside consultants and proactively promote initiatives for sustainability.

For the KDXR's environmental policies and specific efforts, please refer to the following.
KDXR's initiatives for Sustainability: https://www.kdx-reit.com/eng/sustainability/index.html

KDXR's website: https://www.kdx-reit.com/eng/

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