Translation of Japanese Original

December 10, 2024

To All Concerned Parties

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(Securities Code: 8972)

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Notice Concerning Acquisition of CASBEE Certification for Real Estate

KDX Realty Investment Corporation ("KDXR") announced today that it received CASBEE (Comprehensive Assessment System for Built Environment Efficiency) Certification for Real Estate for 7 of its properties.

1. Properties that Received Certification Rank

Details of CASBEE Certification for Real Estate that KDXR received are as follows.

Property Number	Property Type	Property Name	Certification Rank	Evaluation Date
A2007	Office Buildings	KDX Sapporo Building	S Rank ★★★★★	December 10, 2024
A1017		KDX Higashi-Shinjuku Building	A Rank ★★★★	
A1018		KDX Nishi-Gotanda Building		
A1037		KDX Iidabashi Building		
A1048		KDX Mita Building		
A1058		KDX Yokohama Nishiguchi Building		
A2018		KDX Tosabori Building		

2. Overview of CASBEE Certification

CASBEE is an evaluation system for rating the environmental performance of buildings, developed by Institute for Built Environment and Carbon Neutral for SDGs 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.

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 the sustainability field in the REIT industry, 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/

[Provisional Translation Only]
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