Japan Excellent, Inc.

For Immediate Release
For Translation Purposes Only

October 31, 2024

Japan Excellent, Inc. (TSE: 8987)
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Notice Concerning Acquisition of CASBEE for Real Estate Certification

Japan Excellent, Inc. (hereinafter "JEI") announces that our two owned properties have acquired CASBEE for Real Estate Certification on October 31, 2024. Details are as follows.

1. CASBEE for Real Estate Certification Assessment Rank

Property Name	JEI Ryogoku Building	JEI Naha Building
External View of the Property		
Assessment Rank (Evaluation date)	rank A (October 31, 2024)	rank A (October 31, 2024)

Japan Excellent, Inc.

(Reference) Overview of CASBEE for Real Estate Certification
CASBEE (Comprehensive Assessment System for Built Environment Efficiency) is a system for comprehensively assessing and ranking the environmental performance of buildings with regard to aspects such as the enhancement of environmental quality and performance including indoor comfort and consideration for the landscape, in addition to the aspect of environmental consideration such as energy-saving and the use of materials and equipment with a lower environmental burden.
CASBEE for Real Estate Certification is rated on four scales consisting of rank S, rank A, rank B+, and rank B for buildings where one year or more has elapsed since completion.

2. Status of Acquisition of Green Building Certification

As of the date of this release, JEI has acquired Green Building Certification* for 27properties (89.0% based on leasable area; 75.0% based on number of properties) among 36 owned properties** (excluding one land with leasehold interest).

* Green Building Certification is a general term for DBJ Green Building Certification and CASBEE for Real Estate Certification.

**The residential portion of and the office portion of HAMARIKYU INTERCITY and Shiba 2-Chome Building are counted as one property each.

	Number of properties	Percentage certified (by number of properties)	Percentage certified (by leasable area)
DBJ Green Building Certification	7	19.4%	22.9%
CASBEE Real Estate Certification	25	69.4%	79.1%
Properties with Green Building Certification total***	27	75.0%	89.0%

***Properties which are conferred both certifications are deducted from the total number of the certificated properties.

3. Future Initiatives of JEI

JEI and the asset management company retained by JEI will work to reduce the environmental burden and to cooperate/collaborate with stakeholders to achieve a sustainable society as a basic policy. We will continue to improve energy use efficiency, disaster prevention and security performance as well as convenience and comfort of tenants at owned buildings while cooperating with property management companies, etc.

(End)

Japan Excellent, Inc. Website: https://www.excellent-reit.co.jp/en/