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For Immediate Release

Real Estate Investment Trust Securities Issuer:
NIPPON REIT Investment Corporation
1-18-1 Shimbashi, Minato-ku, Tokyo
Yasushi Iwasa
Executive Officer
(Securities Code: 3296)
Asset Management Company:
SBI REIT Advisors Co., Ltd.
Yasushi Iwasa
President, Director & CEO
Contact: Miyuki Matsumoto
General Manager
Capital Market Department
Finance & Planning Division
(TEL: +81-3-5501-0088)

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 certification system that indicates the energy conservation performance of buildings. Since April 2016, under the Act on Improvement in Energy Consumption Performance of Buildings (Building Energy Conservation Act), real estate companies, etc. have been required to strive to indicate the energy-saving performance of buildings. Specific labeling methods are established in the guidelines for labeling energy-saving performance of buildings, and BELS are evaluated based on these guidelines. Until March 2024, the evaluation was shown in five levels (one star to five stars) (based on FY 2016), but from April 2024 onward, the evaluation is shown in seven levels (0 to six stars) for non-residential properties and residential properties equipped with facilities for renewable energy (based on FY 2024).

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

2. Certified Properties and Certification Summary



Property Name	NORE Meieki
Location	1-3-18 Meiekiminami, Nakamura-ku, Nagoya, Aichi
Site Space	723.64 ㎡
Total Floor Space	5,614.44 ㎡
Construction Completion	January 2007
Structure/Floor	Steel-framed structure with flat roof 11F
Certification Rank	★

NIPPON REIT
Investment Corporation

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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