June 30, 2025

For Immediate Release

Real Estate Investment Trust Securities Issuer:
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Notice Concerning Acquisition of CASBEE for Real Estate Certification

NIPPON REIT Investment Corporation ("NIPPON REIT") announces that three of its properties received CASBEE for Real Estate Certification as follows.

1. Overview of CASBEE for Real Estate Certification

Comprehensive Assessment System for Built Environment Efficiency (CASBEE) is a method for evaluating and rating the environmental performance of buildings and the built environment. It is a comprehensive assessment of the quality of a building, evaluating features such as interior comfort and scenic aesthetics, in consideration of environment practices that include using materials and equipment that save energy or achieve smaller environmental loads.
CASBEE for Real Estate Certification was developed for the purpose of utilizing the environmental assessment of buildings prepared in accordance with CASBEE to evaluate real estate. It is evaluated on a four-level rating system consisting of rank S, A, B+ and B for existing buildings that are one year of age or older.

CASBEE website: https://www.ibec.or.jp/CASBEE/english/certificationE.htm

2. Certified Property and Certification Summary

Property Name	Photo	Certification Rank	Date Certified
A-24 Pigeon Building (Nihombashi, Chuo-ku, Tokyo)		Rank S ★★★★★	June 30, 2025

Property Name	Photo	Certification Rank	Date Certified
A-21 Itohpia Iwamotocho 2-chome Building (Iwamotocho, Chiyoda-ku, Tokyo)		Rank A ★★★★	June 30, 2025
A-49 FORECAST Kayabacho (Shinkawa, Chuo-ku, Tokyo)		Rank A ★★★★	June 30, 2025

3. NIPPON REIT's Future Initiatives

NIPPON REIT 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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