Translation of Japanese Original

December 10, 2025

To All Concerned Parties

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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 six 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
A1012	Office Buildings	KDX Shinbashi Building	S Rank ★★★★★	December 10, 2025
A1022		KDX Hachioji Building		
A1004		KDX Nakano-Sakaue Building	A Rank ★★★★	
A1006		KDX Kanda Kitaguchi Building		
A1008		KDX Kojimachi Building		
A1011		KDX Ebisu 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". As a pioneer in the sustainability field in the J-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 Sustainability 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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