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For Immediate Release

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Notice Concerning BELS Certification

Daiwa House REIT Investment Corporation (“DHR”) hereby announces that two properties in our portfolio listed below received Building-Housing Energy-efficiency Labelling System (“BELS”) certification.

1. Overview of BELS

The Act on the Improvement of Energy Consumption Performance of Buildings (“Building Energy Efficiency Act”) calls on real estate companies and certain other parties to label the energy saving performance of buildings. BELS is a system where third-party institutions evaluate the energy saving performance of buildings based on evaluation standards set by the Ministry of Land, Infrastructure, Transport and Tourism. The BELS certification is represented by the number of stars on a seven-tier scale (★★★★★★ to no stars) for non-residential properties and residential properties equipped with facilities for renewable energy, and on a five-tier scale (★★★★ to no stars) for residential properties without facilities for renewable energy from April 2024 onward.

For details of BELS, please refer to the following website.

Website of BELS:

<https://www.hyoukakyokai.or.jp/bels/bels.html> (in Japanese only)

2. Rating of BELS certification

Property name	MIMARU Tokyo Akasaka	Sharp Hiroshima Building
Asset class	Hotel	Other assets
Rating	  ★★★★☆	  ★★★★☆
Photo		

* DHR's ESG website: <https://www.daiwahouse-reit.co.jp/en/sustainability/>