Japan Excellent, Inc.

For Immediate Release
For Translation Purposes Only

March 31, 2025

Japan Excellent, Inc. (TSE: 8987)
Kazuhiro Ono, Executive Director

Asset Management Company:
Japan Excellent Asset Management Co., Ltd.

Representative:
Osamu Inagaki, President

Contact:
Motoharu Himeno
General Manager, Corporate Planning Dept.
TEL: +81-3-5412-7911

Notice Concerning Acquisition of CASBEE for Real Estate Certification

Japan Excellent, Inc. (hereinafter "JEI") announces that our three owned properties have acquired CASBEE for Real Estate Certification on March 31, 2025. Details are as follows.

1. CASBEE for Real Estate Certification Assessment Rank

Property Name	Omori Bellport D	Yokohama Bentendori Dai-ichi Seimei Building	Shin-Yokohama Arena-dori Building
External View of the Property			
Assessment Rank (Evaluation date)	rank S (March 31, 2025)	rank A (March 31, 2025)	rank A (March 31, 2025)

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 29properties (90.4% based on leasable area; 82.9% based on number of properties) among 35 owned properties**.

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

** For HAMARIKYU INTERCITY and Shiba 2-Chome Building, we count one property each for the residential and office sections. For GRAND FRONT OSAKA, we count one property each for the North Building, Umekita Plaza, and South Building (a total of three properties)..

	Number of properties	Percentage certified (by number of properties)	Percentage certified (by leasable area)
DBJ Green Building Certification	5	14.3%	20.5%
CASBEE Real Estate Certification	29	82.9%	90.4%
Properties with Green Building Certification total***	29	82.9%	90.4%

***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/