November 27, 2026

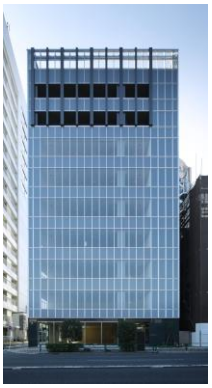
For Immediate Release

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. Certified Property and Certification Summary

Property Name	Photo	Certification Rank	Date Certified
A-5 FORECAST Ichigaya (Ichigaya Honmura-cho, Shinjuku-ku, Tokyo)		 Rank S ★★★★★	November 27, 2026
A-60 Hiroo ON Building (Hiroo, Shibuya-ku, Tokyo)		 Rank A ★★★★	November 27, 2026

Property Name	Photo	Certification Rank	Date Certified
A-61 TK Gotanda Building (Nishi-gotanda, Shinagawa-ku, Tokyo)		Rank A ★★★★	November 27, 2026

2. 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 environmental practices that include using materials and equipment that save energy or reduce 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 have been completed for at least one year.

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

3. NIPPON REIT's Future Initiatives

NIPPON REIT will continue to proactively promote initiatives that incorporate ESG (Environmental, Social and Governance) perspectives in accordance with its Sustainability Policy.
We believe that these initiatives contribute to achieving our basic policy of emphasizing income growth and stability to maximize unitholder value.
Accordingly, NIPPON REIT will pursue environmental and energy-saving measures at its properties, promote efficient energy use, and strive to reduce environmental impact while giving due consideration to the environment.

* NIPPON REIT website: https://www.nippon-reit.com/en/

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