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For Immediate Release

Investment Corporation

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Notice Concerning Acquisition of DBJ Green Building Certification

ESCON JAPAN REIT Investment Corporation (“ESCON REIT”) announces that today it acquired DBJ Green Building Certification for two properties (tonarie Yamatotakada and tonarie Toga ・ Mikita) held by ESCON REIT from Development Bank of Japan Inc. (hereinafter, “DBJ”). Details are as follows.

1. Outline of DBJ Green Building Certification

DBJ Green Building is a certification system that was newly established in April 2011 by DBJ as an initiative to support its customers’ environmentally and socially conscious management of their real estate (“Green Building”). DBJ evaluates and certifies properties that are socially and economically sought through comprehensive assessment of the measures taken for various stakeholders, including disaster prevention and community-conscious initiatives.

Refer to the following site for more details on the system.

Site jointly operated by DBJ and Japan Real Estate Institute: <http://igb.jp/>

2. Certified rank in DBJ Green Building Certification

Property name	Certified rank
tonarie Yamatotakada	 <p>Properties with excellent environmental and social awareness</p>
tonarie Toga ・ Mikita	 <p>Properties with excellent environmental and social awareness</p>

3. Evaluated points of the certified properties

tonarie Yamatotakada


- Vigorous measures for energy saving, including the reduction of power consumption of air conditioning systems through the use of outside air for cooling, total heat exchangers, LED lighting and natural daylight through three top light windows.


- Considerations for users' convenience and diversity, such as the development of equipment and facilities for children, including diaper changing tables, nursing rooms and resting lounges for babies, and the adoption of universal designs for elevators and restrooms.
- Emphasis is placed on opportunities for dialogues with tenants, including the provision of information on wellness plans for employees working on the premises of the property in coordination with clinics there.

tonarie Toga • Mikita

- Vigorous measures for energy and resource saving through the use of LED lighting and natural daylight through large-size windows and the installation of water taps and toilet bowls with water saving functions.
- Considerations for users' convenience and diversity, such as the development of equipment and facilities for children, including diaper changing tables, nursing rooms and toilet bowls for children, and the adoption of universal designs for elevators and restrooms.
- Emphasis is placed on opportunities for dialogues with tenants, including the provision of information on wellness plans for employees working on the premises of the property in coordination with clinics there.

4. Overview of the certified properties

tonarie Yamatotakada		
	Location	3-1 Saiwaicho, Yamatotakadashi, Nara and other lots
	Land Area	17,740.17m ²
	Total Floor Area	19,609.54m ² (Commercial facility)
	Construction period	October 18, 2018
	Structure and Number of Stories	Alloy-plated steel sheet-roofed, steel-framed flat building with three stories (Commercial facility)

tonarie Toga • Mikita		
	Location	2-2-1 Harayamadai Minami-ku, Sakai-shi, Osaka and other lots
	Land Area	10,435.37m ²
	Total Floor Area	11,771.04m ² (Commercial facility)
	Construction period	April 8, 2019 (Commercial facility)
	Structure and Number of Stories	Alloy-plated steel sheet-roofed, steel-framed flat building with three stories (Commercial facility)

(Note) ESCON REIT holds 50% joint co-ownership interest in trust beneficiary rights for tonarie Yamatotakada and tonarie Toga • Mikita. Note that figures for site and floor space in the table above are for the entire properties.

5. Future initiatives of ESCON REIT

ESCON REIT and ES-CON Asset Management, which is the asset manager of ESCON REIT, will continue to promote initiatives for the reduction of the environmental burden and the revitalization of local communities in recognition that

ESG initiatives will contribute to the improvement of unitholders' value.

* URL of ESCON REIT: <https://www.escon-reit.jp/>