

For Immediate Release

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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 Minami-senri and tonarie Seiwadai) 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 Minami-senri	 <p>Properties with excellent environmental and social awareness</p>
tonarie Seiwadai	 <p>Properties with excellent environmental and social awareness</p>

3. Evaluated points of the certified properties


tonarie Minami-senri


- Along with LED lighting and water-saving faucets in common areas, the use of recycled materials, and construction work to extend the life of facilities, the company's operations are designed to conserve energy and resources.
- In addition to universal design and foreign language support in consideration of the diversity of users, we actively participate in local events to promote connections with the community.
- In addition to its location directly connected to a train station, the number of parking spaces and bicycle parking spaces exceeds legal requirements, making it highly accessible, and the incorporation of restaurants and bank ATMs further adds to its convenience.

tonarie Seiwadai

- The property is managed with energy and resource conservation in mind, with the use of LED lighting and water-saving faucets in common areas, active efforts to reduce, sort, and recycle waste, and construction carried out to extend the life of the facility.
- Along with cafes, a clinic mall, and a nursery school to increase convenience for users, consideration has also been given to the diversity of users, with features like universal design and the inclusion of facilities for children.
- As a central facility in the community, management actively engages with the community by planning and operating events that many customers participate in, and focuses its efforts on ease of use for the elderly.

4. Overview of the certified properties

tonarie Minami-senri		
	Location	1-20-3 Tsukumodai Suita-shi, Osaka and other lots
	Land Area	13,980.17m <sup>2</sup>
	Total Floor Area	10,056.71m <sup>2</sup> (Commercial facility)
	Construction period	November 19, 2004 (Commercial facility)
	Structure and Number of Stories	Flat-roofed steel-framed structure with two stories (Commercial facility)

tonarie Seiwadai		
	Location	3-1-8 Seiwadaihigashi Kawanishi-shi, Hyogo
	Land Area	12,405.42m <sup>2</sup>
	Total Floor Area	11,840.41m <sup>2</sup> (Commercial facility)
	Construction period	November 6, 2007 (Commercial facility)
	Structure and Number of Stories	Zinc-coated steel sheet-roofed, steel-framed Building with two stories (Commercial facility)

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/>