

July 27, 2023

To All Concerned Parties

Investment Corporation

ESCON JAPAN REIT Investment Corporation

Representative: Atsumu Sasaki, Executive Director
(Securities Code: 2971)

Asset Manager

ES-CON ASSET MANAGEMENT Ltd.

Representative: Wataru Orii
President and Representative Director

Inquiries: Kenichi Tanaka
General Manager of the Department of
Finance and Control

TEL: +81- 3-6230-9338

Notice Concerning Continuous Acquisition of DBJ Green Building Certification

ESCON JAPAN REIT Investment Corporation (hereinafter, “ESCON REIT”) announces that today it acquired DBJ Green Building Certification (Continuous) for the property (tonarie Yamatotakada & 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 property

tonarie Yamatotakada



- Vigorous measures for energy and resource saving, including the use of lighting from the top light above the stairwell, the installation of LED lighting in common areas, and the installation of water-saving faucets and toilets.
- Considerations for users’ diversity, such as the installation of pedestrian deck directly connected to the station, the occupancy of convenient facilities (clinics, daycare centers, and fitness gyms etc.), and the installation of universally designed elevators and restrooms.

- Actively promoting community relations as a central facility in the community by planning and holding sales events of the local sock industry and local production for local consumption event.

tonarie Toga • Mikita

- Vigorous measures for energy and resource saving, including the use of lighting from large window, the installation of LED lighting in common areas, and the installation of water-saving faucets and toilets.
- Considerations for users' 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.
- Considerations for users' convenience and comfortability, such as the installation of pedestrian deck directly connected to the station, the occupancy of convenient facilities (restaurants, financial institutions and clinics etc.), and the installation of rest areas in common areas.

4. Overview of the certified property

tonarie Yamatotakada		
	Location	3-1 Saiwaicho, Yamatotakada-shi, Nara and other lots
	Land Area	17,740.17 m ²
	Total Floor Area	19,609.54 m 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	10,435.37 m ²
	Total Floor Area	11,771.04 m 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. 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/en/>