

To All Concerned Parties

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Notice Concerning Reacquisition of DBJ Green Building Certification

ESCON JAPAN REIT Investment Corporation (hereinafter, “ESCON REIT”) announces that today it received re-certification of DBJ Green Building Certification for the properties (tonarie Yamatotakada and tonarie Toga-Mikita) from Development Bank of Japan Inc. (hereinafter, “DBJ”). Additionally, in this reacquisition, the ratings for both tonarie Yamatotakada and tonarie Toga-Mikita were upgraded by one rank compared to their previous evaluations. 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”). In addition to the environmental performance of the properties, 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, and supports these initiatives.

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

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

2. Certified Rank of the Properties

Property name	Certified rank
tonarie Yamatotakada	 Properties with exceptionally high environmental and social awareness
tonarie Toga-Mikita	 Properties with exceptionally high environmental and social awareness



3. Evaluated Points of the Certified Properties

tonarie Yamatotakada

- Consideration given to user convenience and comfort by attracting restaurants, financial institutions, and medical clinics, providing resting areas in common spaces, and introducing a license plate recognition system, among other measures.
- Building partnerships to improve environmental facility management and operations through securing opportunities for dialogue and raising awareness with tenants regarding property energy-saving measures, as well as incorporating Green Lease clauses into lease agreements, while actively striving to disclose environmental information by publishing CO₂ emissions and environmental certification details across the property portfolio.
- Consideration given to user diversity through child-friendly amenities such as nursing rooms and children's restrooms, as well as installing universal design elevators and restrooms; actively promoting regional revitalization by planning and hosting events that promote local production for local consumption, among other measures.

tonarie Toga-Mikita

- Building partnerships to improve environmental facility management and operations through securing opportunities for dialogue and raising awareness with tenants regarding property energy-saving measures, disclosing energy usage data (including year-on-year comparisons) to tenants, and incorporating Green Lease clauses into lease agreements, while actively striving to disclose environmental information by publishing CO₂ emissions and environmental certification details across the property portfolio.
- Consideration given to user convenience and comfort by attracting restaurants, financial institutions, and medical clinics, as well as providing resting areas in common spaces, among other measures.
- Consideration given to user diversity through child-friendly amenities such as nursing rooms and children's restrooms, as well as installing universal design elevators and restrooms, among other measures.

4. Overview of the Certified Properties

tonarie Yamatotakada		
	Location	3-12 Saiwaicho, Yamatotakada-shi, Nara and other lots
	Land area	17,740.17 m ²
	Total floor area	19,609.54 m ² (Commercial facility)
	Completion date	October 18, 2018
	Structure	Alloy-plated steel sheet-roofed, steel-framed three story-building (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)
	Completion date	April 8, 2019 (Commercial facility)
	Structure	Alloy-plated steel sheet-roofed, steel-framed three story-building (Commercial facility)

5. Future Initiatives of ESCON REIT

ESCON REIT and its asset manager, ES-CON ASSET MANAGEMENT Ltd., will continue to promote initiatives for reducing environmental impact and revitalizing local communities in recognition that ESG initiatives will contribute to the improvement of unitholder value.

【URL of ESCON REIT : <https://www.escon-reit.jp/en/>】