

April 1, 2024

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Notice Concerning Acquisition of CASBEE Real Estate Assessment Certification and BELS Certification

TOKYU REIT, Inc. (“TOKYU REIT”) announces that it acquired CASBEE (Comprehensive Assessment System for Built Environment Efficiency) Real Estate Assessment Certification for 6 of its properties and BELS (Building-Housing Energy-efficiency Labeling System) Certification for 1 of its property. Brief details are as follows.

With the acquisition this time, the number of properties owned by TOKYU REIT that have acquired CASBEE Real Estate Assessment Certification totals 17, while the number of those that have acquired BELS Certification totals 2.

1. Overview of environmental certification

(1) CASBEE

CASBEE is an assessment and rating method of the comprehensive environmental performance of buildings developed by the Institute for Built Environment and Carbon Neutral for SDGs (IBECs) under the leadership of the Ministry of Land, Infrastructure, Transport and Tourism. It is a system for comprehensively assessing the quality of buildings not only from the aspect of environmental consideration such as energy saving and the use of materials with little environmental burden but also of consideration to the interior comfort and scenic aesthetics.

CASBEE Real Estate Assessment Certification is rated on 4 scales: rank S, rank A, rank B+ and rank B, based on the five evaluation items of energy/greenhouse gas, water, resource use/safety, biodiversity/site, and indoor environment for buildings where 1 or more years have elapsed since completion.

(2) BELS Certification

BELS is the third-party certification system to rate houses and buildings in accordance with duty to make effort to label energy saving performance in the Act on Improving Energy Consumption Performance for Architectural Structures. Houses and buildings are evaluated based on the value of BEI (Building Energy Index) derived from the primary energy consumption based on the government-designated energy consumption performance standard of architectural structures.

The evaluation and indication based on the system shall be implemented by the registered organizations as

operators of BELS operations, which fall under registered housing performance evaluation organizations that are members of the evaluation association, designated construction confirmation authorities or registered building research agencies.

The result of evaluation is shown based on the number of stars (1 Star-5 Stars).

2. Properties That Acquired Environmental Certification and Certification Rank

(1) CASBEE Real Estate Assessment Certification

Property Name	Location	Assessment Rank	Certification acquisition date
Tokyu Sakuragaoka-cho Building	Shibuya-ku, Tokyo	Rank S (Note 1)	February 20, 2024
TOKYU REIT Toranomom Building	Minato-ku, Tokyo	Rank S (Note 2)	March 29, 2024
Aoyama Oval Building	Shibuya-ku, Tokyo	Rank S (Note 2)	March 29, 2024
Meguro Higashiyama Building	Meguro-ku, Tokyo	Rank S (Note 2)	March 29, 2024
TOKYU REIT Jiyugaoka Square	Meguro-ku, Tokyo	Rank A (Note 1)	January 19, 2024
TOKYU REIT Kamata Building	Ota-ku, Tokyo	Rank A (Note 2)	March 29, 2024

(Note 1) Evaluation organization: Houseplus Architectural Inspection, inc.

(Note 2) Evaluation organization: SBI ArchiQuality Co., Ltd.

(2) BELS Certification

Property Name	Location	Assessment Rank	Certification acquisition date
Kojimachi Square	Chiyoda-ku, Tokyo	3 Stars	March 29, 2024

* Evaluation organization: Houseplus Architectural Inspection, inc.

3. Status of Acquisition of Environmental Certifications by TOKYU REIT

Participating in the GRESB (Note 1) Real Estate Assessment since 2014, TOKYU REIT acquired “Green Star” every year since 2015. In addition, with the acquisition of certification this time, TOKYU REIT’s properties that acquired environmental certification are: 17 properties with CASBEE Real Estate Assessment Certification, 2 properties with BELS certification and 1 property with LEED (Note 2) certification. The acquisition ratio of environmental certification (Note 3) has reached 75.9%.

TOKYU REIT and Tokyu REIM will continue to press ahead with initiatives for realizing a sustainable society.

(Note 1) GRESB is an annual benchmarking assessment to measure ESG (Environmental, Social and Governance) integration of real estate companies and funds, as well as the name of organization which runs the assessment. It was founded in 2009 by a group of major European pension funds who played leading roles in launching Principles for Responsible Investment (PRI).

(Note 2) An environmental performance assessment system for built environments (buildings and urban environments) developed and implemented by the non-profit organization United States Green Building Council (USGBC), with assessment for certification conducted by Green Business Certification Inc. (GBCI). This system certifies buildings that have a positive impact on people’s health and promote renewable clean energy while reducing costs and resource consumption.

(Note 3) This is calculated based on the total floor area of all the TOKYU REIT’s 29 properties under management excluding land with leasehold interest. The figures are calculated by using the exclusive area based on ownership ratio when part of the ownership interest is held at buildings under compartmentalized ownership and the total floor area or exclusive area based on ownership ratio when part of the ownership interest is held at co-owned properties.

* Initiatives for sustainability of TOKYU REIT: <https://www.tokyu-reit.co.jp/eng/sustainability/message>

* Website of TOKYU REIT: <https://www.tokyu-reit.co.jp/eng>

Attachment

List of Properties That Acquired CASBEE Real Estate Assessment Certification (as of April 1, 2024)

Property Name	Location	Assessment Rank	Certification acquisition date
Lexington Aoyama	Minato-ku, Tokyo	Rank S	March 31, 2022
CONZE Ebisu	Shibuya-ku, Tokyo	Rank S	March 31, 2022
Tokyu Nampeidai-cho Building	Shibuya-ku, Tokyo	Rank S	March 31, 2022
Tokyu Sakuragaoka-cho Building	Shibuya-ku, Tokyo	Rank S	February 20, 2024
TOKYU REIT Toranomom Building	Minato-ku, Tokyo	Rank S	March 29, 2024
Aoyama Oval Building	Shibuya-ku, Tokyo	Rank S	March 29, 2024
Meguro Higashiyama Building	Meguro-ku, Tokyo	Rank S	March 29, 2024
Kojimachi Square	Chiyoda-ku, Tokyo	Rank A	September 30, 2021
TOKYU REIT Shinjuku Building	Shinjuku-ku, Tokyo	Rank A	September 30, 2021
QFRONT	Shibuya-ku, Tokyo	Rank A	March 31, 2022
Tokyu Toranomom Building	Minato-ku, Tokyo	Rank A	March 31, 2022
Tokyu Bancho Building	Chiyoda-ku, Tokyo	Rank A	March 31, 2022
TOKYU REIT Shibuya Miyashita Koen Building	Shibuya-ku, Tokyo	Rank A	March 31, 2022
cocoti	Shibuya-ku, Tokyo	Rank A	May 13, 2022
TOKYU REIT Shimokitazawa Square	Setagaya-ku, Tokyo	Rank A	May 13, 2022
TOKYU REIT Jiyugaoka Square	Meguro-ku, Tokyo	Rank A	January 19, 2024
TOKYU REIT Kamata Building	Ota-ku, Tokyo	Rank A	March 29, 2024

List of Properties That Acquired BELS Certification (as of April 1, 2024)

Property Name	Location	Assessment Rank	Certification acquisition date
Kojimachi Square	Chiyoda-ku, Tokyo	3 Stars	March 29, 2024
Tokyu Ikejiri-ohashi Building	Meguro-ku, Tokyo	2 Stars	January 23, 2017

This notice may contain forward-looking statements, such as current plans, strategies, and future performance. These forward-looking statements are based on judgments obtained from currently available information. Please be advised that, for a variety of reasons, actual results may differ materially from those discussed in the forward-looking statements. Events that might affect actual results include, but are not limited to, fluctuations of the real estate market in Japan, general conditions of the Japanese economy, competitive pressures and relevant regulations. This notice is a translation of the original document in Japanese and is prepared solely for the convenience of non-Japanese speakers. There is no assurance as to the accuracy of the English translation. The original Japanese notice shall prevail in the event of any discrepancies between the translation and the Japanese original.