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For Immediate Release

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**Notice Concerning Achieving Conformity to Tokyo Metropolitan Government's  
Small and Medium-Sized Low-Carbon Model Building**


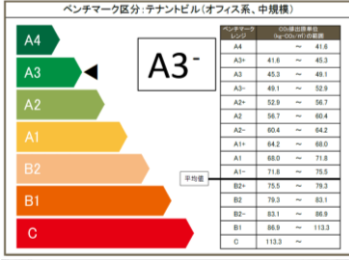
NIPPON REIT Investment Corporation ("NIPPON REIT") announces that two of its properties, Itohia Iwamotocho ANNEX Building and Shinto GINZA EAST, achieved conformity to Small and Medium-Sized Low-Carbon Model Building (the "Low-Carbon Model Building") from the Tokyo Metropolitan Government ("TMG") and will be publicized by TMG.


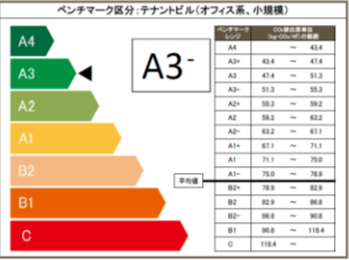
**1. Tokyo Small and Medium-Sized Low-Carbon Model Building**

TMG released an assessment index for low-carbon buildings, the Low-Carbon Building Benchmark, in May 2012, aiming to form a real estate market in which low-carbon buildings with low CO2 emission features are valued. Small and medium-sized leased buildings that fall within range of A1 or higher in the Low-Carbon Benchmark and are actively implementing energy-saving measures are officially recognized as the Low-Carbon Model Buildings by TMG.

Within the property portfolio of NIPPON REIT, TMG officially recognizes Itohia Iwamotocho ANNEX Building and Shinto GINZA EAST as the Low-Carbon Model Buildings, in addition to FORECAST Kayabacho which was recognized as the Low-Carbon Model Building in March 2020.

## 2. Outline of the Properties Recognized as the Low-Carbon Model Buildings

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|--|---|--|
| <br><br> | Property No.  | A-23   |
|  | Property Name   | Itohpia Iwamotocho ANNEX Building  |
|  | Location  | 14-2, Iwamotocho 2-chome, Chiyoda-ku, Tokyo  |
|  | Site Area   | 631.74 m <sup>2</sup>  |
|  | Total Floor Area  | 3,829.74 m <sup>2</sup>  |
|  | Completion  | November 1991  |
|  | Structure/ Floors   | Steel-framed reinforced concrete with flat roof, 9F  |
|  | Low-Carbon Building Benchmark   | A3-  |
|  | <b>Energy Conservation Measures</b>   |  |
|  | Equipment Renewal   | <ul style="list-style-type: none"> <li>- Updated all air conditioning equipment to high energy efficiency air conditioner and installed total heat exchanger to all floors.</li> <li>- Installed LED lightings to the common areas, the third and the ninth floors; motion sensor lightings to the stairs, and LED guide lights to all floors.</li> <li>- Scheduled installment of high-efficiency inverters.</li> </ul> |
| Tenant Cooperation Measures  | <ul style="list-style-type: none"> <li>- Posting posters on saving water and electricity, and distributing guidebook and give overview on environmental considerations when tenants are moving in.</li> </ul> |  |

|  |   |  |
|--|---|--|
| <br><br> | Property No.  | A-48   |
|  | Property Name   | Shinto GINZA EAST  |
|  | Location  | 1-10 Tsukiji 3-chome, Chuo-ku, Tokyo   |
|  | Site Area   | 196.22 m <sup>2</sup>  |
|  | Total Floor Area  | 1,297.98 m <sup>2</sup>  |
|  | Completion  | September 1990   |
|  | Structure/ Floors   | Steel-framed reinforced concrete, 8F   |
|  | Low-Carbon Building Benchmark   | A3-  |
|  | <b>Energy Conservation Measures</b>   |  |
|  | Equipment Renewal   | <ul style="list-style-type: none"> <li>- Updated all air conditioning equipment to high energy efficiency air conditioner.</li> <li>- Installed LED guide lights.</li> <li>- Installed high-efficiency inverters.</li> <li>- Installed a motion sensor vending machine.</li> </ul> |
| Tenant Cooperation Measures  | <ul style="list-style-type: none"> <li>- Posting posters on saving water and electricity; asking for cooperation on implementing energy conservation policy, during disaster prevention drills; and distributing guidebook and give overview on environmental considerations when tenants are moving in.</li> </ul> |  |

### 3. Future Effort of NIPPON REIT

NIPPON REIT will continue to take environmentally friendly measures implementing environmental, energy-saving and energy efficient equipment in its properties, in order to reduce its environmental impact.

- Reference

NIPPON REIT website

ESG – Sustainability Policy / Environment Certification:

<http://www.nippon-reit.com/en/esg/esg-policy.html>

Bureau of Environment, Tokyo Metropolitan Government

Tokyo Carbon Reporting Program for SMFs:

[https://www.kankyo.metro.tokyo.lg.jp/en/climate/tokyo\\_carbon.html](https://www.kankyo.metro.tokyo.lg.jp/en/climate/tokyo_carbon.html)

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