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For Immediate Release

REIT Issuer

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Notice Concerning Acquisition of “Building-Housing Energy-Efficiency Labeling System (BELS)” Certification

Starts Proceed Investment Corporation (“SPI”) announces that it has acquired Building-Housing Energy-Efficiency Labeling System (BELS)” Certification for the following property it owns.

1. Overview of BELS

Under the Act on the Improvement of Energy Consumption Performance of Buildings (“Building Energy Efficiency Act”), real estate business operators are required to make efforts to display the energy-saving performance of buildings. BELS is a system in which third-party institutions evaluate the energy-saving performance of buildings based on the evaluation standards set by the Ministry of Land, Infrastructure, Transport and Tourism, and the certification rating is given on a five-star scale (★ to ★★★★★).

For the details of BELS, please refer to the following website.

Website on BELS: <https://www.hyoukakyokai.or.jp/bels/bels.html>

2. Results of Evaluation

Property name	Proceed Sendai Kamisugi	
Location	2-4-30 Kamisugi, Aoba-ku, Sendai-shi, Miyagi	
	Exterior photo	Certification rating
		 <p>10% reduction in energy consumption for this building</p>

3. SPI's ESG initiatives

SPI has identified its material issues based on its ESG policies, along which it is pushing ahead with its ESG initiatives. To acquire environmental certifications is one of them; therefore, it will continue to push forward its ESG initiatives.

*SPI website: <https://www.sp-inv.co.jp/en/>