

To All Concerned Parties

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Notice Concerning Acquisition of CASBEE Certification for Wellness Office,
 CASBEE Certification for Real Estate and
 ResReal Real Estate Resilience Certification Flood Damage Edition


KDX Realty Investment Corporation (“KDXR”) announced today that it received CASBEE (Comprehensive Assessment System for Built Environment Efficiency) Certification for Wellness Office for one of its property, CASBEE Certification for Real Estate for 15 of its properties and ResReal Real Estate Resilience Certification Flood Damage Edition for two of its properties.

1. CASBEE Certification


(1) Properties that Received Certification Rank


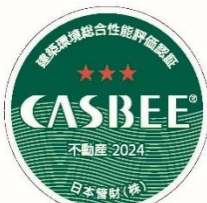
Details of CASBEE Certification that KDXR received are as follows.

(i) CASBEE Certification for Wellness Office

Property Number	Property Type	Property Name	Certification Rank	Evaluation Date
A1070	Office Buildings	KDX Hamamatsucho Place	 A Rank ★★★★★	March 29, 2024

(ii) CASBEE Certification for Real Estate

Property Number	Property Type	Property Name	Certification Rank	Evaluation Date
B2007	Residential Properties	KDX Residence Higashi-sakura I	 S Rank ★★★★★	March 29, 2024

Property Number	Property Type	Property Name	Certification Rank	Evaluation Date
B1010	Residential Properties	KDX Residence Higashi-Shinjuku	 A Rank ★★★★★	March 29, 2024
B1012		KDX Residence Shirokane I		
B1043		KDX Residence Togoshi		
B1044		KDX Residence Oyama		
B1045		KDX Residence Shinagawa Seaside		
B1050		KDX Residence Hanzomon		
B1051		KDX Residence Tachikawa		
B1073		KDX Residence Hiyoshi		
B2002		KDX Shimizu Residence		
B2003		KDX Takarazuka Residence		
B2008		Ashiya Royal Homes		
B2030		KDX Residence Minami-kusatsu		
B2031		KDX Residence Minami-sanjo		
B1002		KDX Shimura Sakaue Residence	 B+ Rank ★★★	

(2) Overview of CASBEE Certification



CASBEE is an evaluation system for rating the environmental performance of buildings, developed by Institute for Building Environment and Energy Conservation under the auspices of the Ministry of Land, Infrastructure, Transport and Tourism. The system rates the overall environmental performance of buildings from the following perspectives: the evaluation of the environmental quality and performance of buildings themselves and the external environmental load of buildings.

CASBEE Certification for Wellness Office is rated in five scales: rank S, rank A, rank B+, rank B- and rank C with office buildings being the primary buildings, and evaluates environmental performance for healthy and productive work by building workers. CASBEE Certification for Real Estate is rated in four scales: rank S, rank A, rank B+ and rank B for buildings with one or more years old after completion.

2. ResReal Real Estate Resilience Certification Flood Damage Edition

(1) Properties that Received Certification Rank

Details of ResReal Real Estate Resilience Certification Flood Damage Edition that KDXR received are as follows.

Property Number	Property Type	Property Name	Certification Rank	Evaluation Date
F1007	Healthcare Facilities	Tsukui Sun-shine Machida	 Grade: Gold ★★★★★ Very Highly Resilient	March 29, 2024
F2001		Activa Biwa	 Grade: Silver ★★★ Highly Resilient	

(2) Overview of ResReal Real Estate Resilience Certification Flood Damage Edition

ResReal, certified by the Japan Real Estate Institute, is the first certification program in Japan that evaluates the “Robustness (location and building)”, “Redundancy”, “Rapidity”, and “Resourcefulness” of the subject property to quantify and visualize the resilience (strength, flexibility, resilience and resistance) of real estate against natural disasters.

ResReal Flood Damage Edition quantifies the resilience of the subject property to flood damage on a 100-point scale, and the property is rated in five scales from Platinum (extremely resilient) to Standard (generally resilient) according to its score.

3. Future Initiatives for Sustainability

KDXR promotes ESG (Environment, Social and Governance) measures based on “Sustainability Policies” established by the Asset Management Company. As a pioneer in J-REIT, KDXR will continue to advance environmental and energy conservation measures as well as efficient energy use for its own properties with the support of outside consultants and proactively promote initiatives for sustainability.

For the KDXR’s environmental policies and specific efforts, please refer to the following.

KDXR’s initiatives for Sustainability: <https://www.kdx-reit.com/eng/sustainability/index.html>

KDXR’s website: <https://www.kdx-reit.com/eng/>

[Provisional Translation Only]

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