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REIT Issuer: Daiwa Office Investment Corporation (Stock Code No.: 8976)
Representative: Toshiyuki Tanaka, Executive Director

Asset Manager: Daiwa Real Estate Asset Management Co. Ltd.
Representative: Yoshiki Nishigaki, President and Representative Director
Inquiries to: Kentaro Azumi, General Manager, Acquisition and Asset Management Division
(Tel: +81-3-6215-9649)

Notice Concerning Building-Housing Energy-efficiency Labeling System (BELS) Certification

Daiwa Office Investment Corporation (the “Investment Corporation”) hereby announces that Daiwa Azabu Terrace owned by the Investment Corporation acquired Building-Housing Energy-efficiency Labeling System (“BELS”).

With the acquisition this time, the total number of properties owned by the Investment Corporation that have acquired a green building certification has become 36, and the ratio of such properties to the entire portfolio properties (based on total floor area of the portfolio properties) stands at around 67.8%.

1. Overview of BELS


BELS is a third-party certification system that rates 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. The evaluation is based on the value of BEI (Building Energy Index) derived from the primary energy consumption based on the governmental-designated energy consumption performance standard of architectural structures.

The evaluation and labeling under this system are performed by registered housing performance evaluation organizations, designated confirmation inspection organizations or registered building survey organizations that are members of the evaluation association and have notified as organizations to perform BELS services, and the rating is evaluated on a scale of zero to six by the number of stars, from no star (lowest rating) to six stars (highest rating).

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

<https://www.hyoukakyokai.or.jp/bels/bels.html> (in Japanese only)

2. Property that has acquired the BELS Certification and its rating

Property Name	Daiwa Azabu Terrace
Location	3-20-1 Minami Azabu, Minato-ku, Tokyo
Rating	

3. Future Measures

The Investment Corporation, based on the recognition that emphasizing ESG contributes to the enhancement of the Investment Corporation's medium- to long-term corporate value, will continue to press ahead with environmental and energy-saving measures at the portfolio properties as well as initiatives with consideration for various social demands.

For the Investment Corporation's ESG policy, please refer to the following.

*The Investment Corporation's policy regarding ESG: <https://www.daiwa-office.co.jp/en/esg/index.html>

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*Website URL of the Investment Corporation: <https://www.daiwa-office.co.jp/en/index.html>