

May 13, 2022

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### **Notice Concerning Acquisition of CASBEE Real Estate Certification**

TOKYU REIT, Inc. (“TOKYU REIT”) announces that it acquired CASBEE (Comprehensive Assessment System for Built Environment Efficiency) Real Estate Certification for 3 of its properties today. Brief details are as follows.

TOKYU REIT acquired CASBEE Real Estate Certification for 3 properties in September 2021 and 7 properties in March 2022. With the acquisition this time, the number of properties owned by TOKYU REIT that have acquired CASBEE Real Estate Certification totals 13.

#### 1. Overview of 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 Certification is rated in 4 scales: rank S, rank A, rank B+ and rank B for buildings with 1 or more years old after completion.

#### 2. Properties That Acquired CASBEE Real Estate Certification

Property Name	Location	Assessment Rank	Certification acquisition date
cocoti	Shibuya-ku, Tokyo	Rank A	May 13, 2022
TOKYU REIT Shimokitazawa Square	Setagaya-ku, Tokyo	Rank A	May 13, 2022
Tokyo Nissan Taito Building	Taito-ku, Tokyo	Rank A	May 13, 2022

Evaluation organization: SBI ArchiQuality Co., Ltd.

### 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: 1 property with BELS (Building-Housing Energy-efficiency Labeling System (Note 2)) certification and 13 properties with CASBEE Real Estate Certification. The acquisition ratio of environmental certification (Note 3) has reached 49.0%.

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

(Note 1) GRESB is a benchmark developed by a group of leading western pension funds. Measures ESG (Environmental, Social and Governance) integration of real estate companies and the managing entities, and is being utilized by major institutional investors for example when selecting investment targets.

(Note 2) 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.

(Note 3) This is calculated based on the total floor area of all the TOKYU REIT’s 30 properties under management excluding land with leasehold interest.

As for QFRONT, TOKYU REIT Toranomom Building, TOKYU REIT Shibuya R Building, Tokyu Bancho Building and Aoyama Oval Building, exclusive ownership areas owned by TOKYU REIT are used for the calculation.

#### Attachment

#### List of Properties That Acquired CASBEE Real Estate Certification (as of May 13, 2022)

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
Kojimachi Square	Chiyoda-ku Tokyo	Rank A	September 30, 2021
TOKYU REIT Shinjuku Building	Shinjuku-ku, Tokyo	Rank A	September 30, 2021
Tokyu Ginza 2-chome Building	Chuo-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
Tokyo Nissan Taito Building	Taito-ku, Tokyo	Rank A	May 13, 2022

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 pressure, 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.