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For Immediate Release

Real Estate Investment Trust Securities Issuer  
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### Notice Concerning Obtainment of CASBEE for Real Estate Certification

XYMAX REIT announces that it reacquired CASBEE real estate certifications for the following asset in its possession, and we hereby notify you as follows.

#### 1. Property Summary and CASBEE Certification Overview

Property Name: XYMAX Nishi-Shimbashi Building (OF-1) (Reacquired)



#### Property Description

<https://xymaxreit.co.jp/en/portfolio/detail.html?id=0001>

#### **Rank: A (Very Good)**

#### Evaluation Points:

- (1) Low water consumption and energy saving performance
- (2) Excellent Traffic Convenience
- (3) Effective measures have been taken against natural disaster risks



2. Overview about CASBEE

CASBEE evaluates and rates the buildings' environmental performance based on their energy and resource efficiency, recycling performance, environmental impact, and aesthetic appeal.

CASBEE-certified buildings are scored for their environmental performance in five categories and receive a total environmental performance ranking (from highest to lowest): S, A, B+, B-, C.

CASBEE Environmental Performance Evaluation Categories

- a. Energy/greenhouse gas
- b. Water
- c. Materials
- d. Biodiversity/sustainable site
- e. Indoor environment
- f. Whole Life Carbon (optional)

For details about CASBEE, please refer to the URL below.

\* CASBEE (Japanese only):

<https://www.ibec.or.jp/CASBEE/certification/certification.html>

3. XYMAX REIT's Future Initiatives

The number of properties acquired Green Building Certification by XYMAX REIT is 11, and the percentage of properties acquired is 84.6% on a total floor area basis.

XYMAX REIT will continue its efforts for energy saving and effective use of resources, and promote environmental consideration and reduction of environmental load, by utilizing Expertise and Know-how accumulated within the XYMAX Group, the Sponsor of the XYMAX REIT.

\* For more information on the ESG initiatives of XYMAX REIT, please [click here](#).

\* XYMAX REIT website address: <https://xymaxreit.co.jp/en/index.html>