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

HEIWA REAL ESTATE REIT, Inc. (the "Investment Corporation") announced it has acquired Building-Housing Energy-efficiency Labeling System (BELS) Certification for HF IKEBUKURO BUILDING on January 31, 2026.

With the acquisition this time, the total number of properties owned by the Investment Corporation that have acquired a green building certification has become 41, and the ratio of such properties to the entire portfolio properties (based on total floor area of the portfolio properties) stands at 43.8%.

1. Overview of BELS Certification

BELS is a third-party certification system that indicates the energy conservation performance of buildings. Under the Law Concerning the Improvement of Energy Consumption Performance of Buildings (Building Energy Saving Law), real estate companies and others are required to make efforts to indicate the energy conservation performance of buildings. BELS is evaluated based on the guidelines for energy conservation performance indication of buildings established by the Ministry of Land, Infrastructure, Transport and Tourism, and from April 1, 2024, the evaluation is displayed in seven levels (no stars to ★★★★★★) for non-residential buildings and houses with renewable energy equipment, and in five levels (no stars to ★★★★) for residential buildings and houses without renewable energy equipment. About BELS (in Japanese): <https://www.hyoukakyukai.or.jp/bels/bels.html>

2. Certified Property and Ranking

Name of Property (Location)	Property Photo	Certification Rank
HF IKEBUKURO BUILDING (Toshima-ku, Tokyo)		 BELS Rank : ★★★

3. Future Initiatives of the Investment Corporation

The Investment Corporation will continue its endeavors as it implements environmental and energy saving measures at its owned properties and takes a variety of social requirements into consideration.

The Investment Corporation's policy regarding ESG : <https://www.heiwa-re.co.jp/en/sustainability/>

* Investment Corporation Website: <https://www.heiwa-re.co.jp/en/>

* In connection with this acquisition, the Investment Corporation has submitted an application for the "Subsidy for the Tokyo Metropolitan Government Government Tokyo Metropolitan Government project Promote Energy -Saving renovation Existing housing Buildings."

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