

(2) Promotion of Proactive Acquisition of Green Building Certification

Hulic Reit and Hulic REIT Management are promoting proactive acquisition of third-party green building certification ^(Note) with the intention of raising the reliability and objectivity of the achievements of initiatives for reducing environmental footprint and, at the same time, enhancing building value over the medium to long term.

(Note) One in which a third party certifies the initiatives, performance, etc. of a building in reducing environmental footprint, enhancing comfort for users, etc.

1. Targets (KPI)

We have set targets (KPI) and keep up efforts for acquisition of green building certification for portfolio properties.

Green Building Certification Acquisition Rate

Target (KPI)

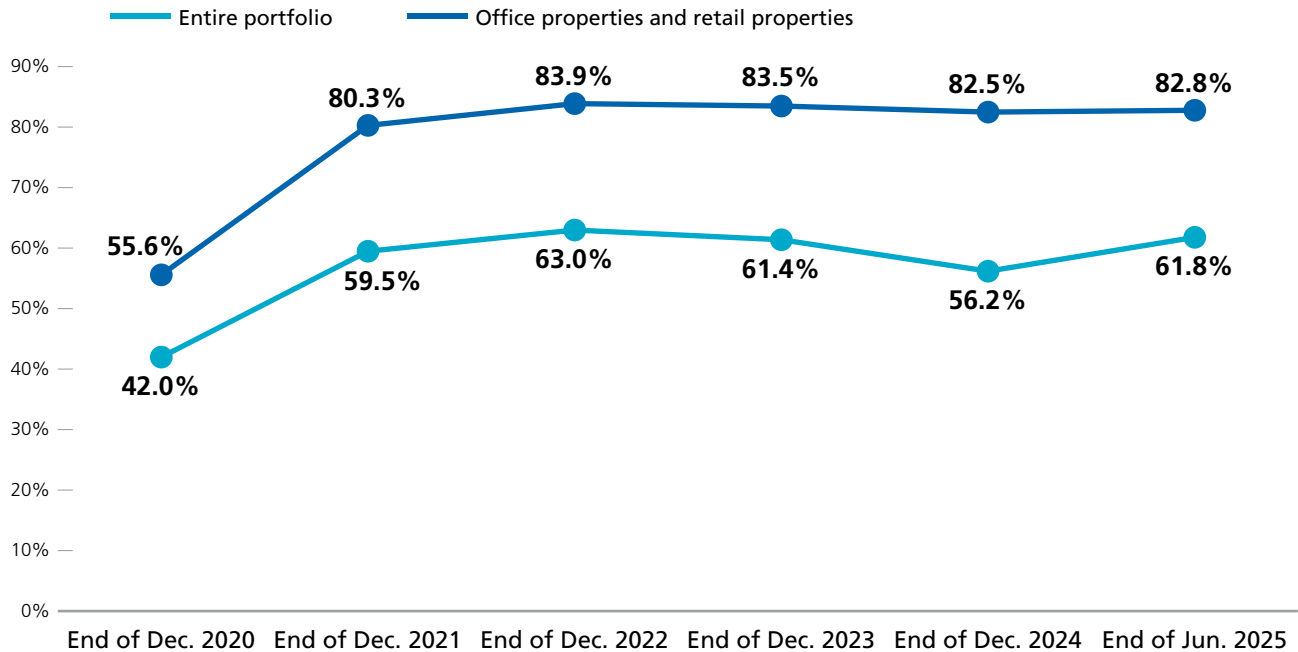
- Of entire portfolio, percentage of properties that will have acquired green building certification ^(Note 1) (based on gross floor area ^(Note 2)): To be maintained at 50% or more
- Of Office and Retail Properties, percentage of properties that have acquired green building certification (based on gross floor area): To be maintained at 60% or more

(Note 1) Refers to certification by a third-party certification body, such as DBJ Green Building Certification, CASBEE, BELS, and JHEP Certification. The same applies hereinafter.

(Note 2) In the case of properties which Hulic Reit holds under compartmentalized ownership or co-ownership, the calculation is based on the floor area corresponding to the held compartmentalized ownership or co-ownership interest. The same applies hereinafter.

2. Performance

Of the properties held by Hulic Reit, the actual percentage of properties that have acquired green building certification (based on gross floor area) is as follows. The percentage of properties that have acquired green building certification as of the end of June 2025 exceeded the original target (KPI) (refer to "1. Targets (KPI)") that has been set for both the entire portfolio and office properties and retail properties.



■ (Reference) Green Building Certification Acquisition Rate (based on number of properties) (as of the end of June 2025)

Entire portfolio	56.1%
office properties and retail properties	70.7%

(Note) In calculating the percentage of properties that have acquired green building certification, the properties for which ownership is of land interest only are not included. Even if a single property has acquired several green building certifications, the property is counted once.

■ DBJ Green Building Certification (as of the end of June 2025)



DBJ Green Building Certification is a certification system created by the Development Bank of Japan to support real estate properties with environmental and social awareness. The certification system evaluates and certifies real estate properties in terms of their desirability for society and the economy based on comprehensive evaluation, which includes not only environmental performance, but also responsiveness to various stakeholder needs such as consideration for emergency preparedness and the community.

Certified year	Rating	Property name
2023	★★★★★	Hulic Asakusabashi Building
2023	★★★★★	Ochanomizu Sola City
2023	★★★★★	Hulic Toranomom Building
2025	★★★★★	Toranomom First Garden

Certified year	Rating	Property name
2025	★★★★★	Oimachi Redevelopment Building (#1)
2025	★★★★★	Oimachi Redevelopment Building (#2)
2025	★★★★★	Hulic Kaminarimon Building



Hulic Asakusabashi Building



Ochanomizu Sola City



Hulic Toranomom Building



Toranomom First Garden



Oimachi Redevelopment Building (#1)
Oimachi Redevelopment Building (#2)



Hulic Kaminarimon Building

■ BELS (as of the end of June 2025)



Building-Housing Energy-efficiency Labeling System (BELS) is a third-party verification system established by the 2016 Ministry of Land, Infrastructure, Transport and Tourism Notification No. 489 “Guidelines concerning the labeling of building energy consumption performance” based on the Act on the Improvement of Energy Consumption Performance of Buildings.

In this system for conducting energy efficiency evaluations and labeling, a star rating corresponding to the energy efficiency indicator for each application is given, along with the labeling content based on the guidelines.

Certified year	Rating	Property name
2018	★★★	Hulic Toranomon Building
2019	★★★★★	HULIC &New SHIBUYA
2019	★★	Trust Garden Tokiwamatsu
2019	★★	Sotetsu Fresa Inn Tokyo-Roppongi
2020	★★★★★	Hulic Mejiro (Note 1)
2020	★★★	Hulic Kanda Building
2020	★★★	Hulic Asakusabashi Building
2020	★★	Hulic Asakusabashi Edo-dori (Note 2)
2020	★★	HULIC &New SHINBASHI (Note 3)
2020	★★	Charm Suite Shinjuketoyama

Certified year	Rating	Property name
2021	★★★★★	Hulic Shimura-sakaue
2021	★★★	Hulic Kandabashi Building
2021	★★★	Hulic Ryogoku Building
2021	★★★	Hulic Hachioji Building
2021	★★	Hulic Ebisu Building
2021	★★	Hulic Nakano Building
2022	★★	Hulic Kojimachi Building
2023	★★★	Hulic Jimbocho Building
2025	★ (Note 4)	Sotetsu Fresa Inn Ginza 7 Chome

(Note 1) Excluding the rental spaces for tenants (B1~4F)

(Note 2) Excluding the rental spaces for tenants (1F~5F)

(Note 3) Excluding the rental spaces for tenants (2~3F, B1~1F)

(Note 4) The evaluation is based on the new BELS Evaluation that began on April 1, 2024.



Hulic Toranomon Building



HULIC &New SHIBUYA



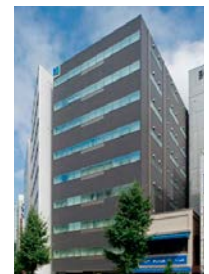
Trust Garden Tokiwamatsu



Sotetsu Fresa Inn Tokyo-Roppongi



Hulic Mejiro



Hulic Kanda Building



Hulic Asakusabashi Building



Hulic Asakusabashi Edo-dori



HULIC &New SHINBASHI



Charm Suite Shinjuketoyama



Hulic Shimura-sakaue



Hulic Kandabashi Building



Hulic Ryogoku Building



Hulic Hachioji Building



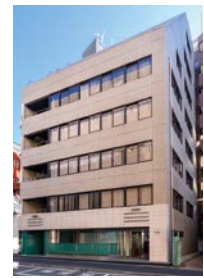
Hulic Ebisu Building



Hulic Nakano Building



Hulic Kojimachi Building



Hulic Jimbocho Building

Sotetsu Fresa Inn
Ginza 7 Chome

■ CASBEE for Real Estate Certification (as of the end of June 2025)



Comprehensive Assessment System for Built Environment Efficiency (CASBEE) is a method for evaluating and rating the environmental performance of buildings. This system provides a comprehensive assessment of the quality of a building, including interior comfort and the exterior, as well as environmental practices such as the use of materials that save energy or

have a lower environmental load. The certification for CASBEE for Real Estate evaluates the environmental performance of existing buildings that are at least one year after completion of construction.

Certified year	Rating	Property name
2021	★★★★★	Hulic Kandabashi Building
2021	★★★★★	Hulic Kakigaracho Building
2021	★★★★★	Hulic Kojimachi Building
2021	★★★★★	Hulic Mejiro
2021	★★★★★	Hulic Kanda Building
2021	★★★★★	Hulic Ryogoku Building
2021	★★★★★	Hulic Asakusabashi Edo-dori
2021	★★★★★	Hulic Nakano Building
2021	★★★★★	Hulic Hachioji Building
2022	★★★★★	Hulic Higashi Ueno 1 Chome Building
2022	★★★★★	Hulic Jimbocho Building
2022	★★★★★	Oimachi Redevelopment Building (#2) & (#1) (Note)

Certified year	Rating	Property name
2022	★★★★★	Hulic Jingumae Building
2022	★★★★★	Bancho House
2023	★★★★★	Hulic Kobunacho Building
2023	★★★★★	Hulic Oji Building
2024	★★★★★	Hulic Kamiyacho Building
2024	★★★★★	Toranomon First Garden
2024	★★★★★	Ochanomizu Sola City
2024	★★★★★	Hulic Takadanobaba Building
2024	★★★★★	Hulic Shibuya 1 Chome Building
2024	★★★★★	HULIC &New SHIBUYA
2025	★★★★★	Hulic Gotanda Yamate-dori Building

(Note) We have received certification for Oimachi Redevelopment Building (#2) and (#1) as a single building.



Hulic Kandabashi Building



Hulic Kakigaracho Building



Hulic Kojimachi Building



Hulic Mejiro



Hulic Kanda Building



Hulic Ryogoku Building



Hulic Asakusabashi Edo-dori



Hulic Nakano Building



Hulic Hachioji Building



Hulic Higashi Ueno 1 Chome Building



Hulic Jimbocho Building



Oimachi Redevelopment Building (#2)
Oimachi Redevelopment Building (#1)



Hulic Jingumae Building



Bancho House



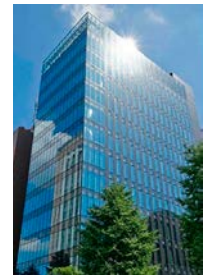
Hulic Kobunacho Building



Hulic Oji Building



Hulic Kamiyacho Building



Toranomom First Garden



Ochanomizu Sola City



Hulic Takadanobaba Building



Hulic Shibuya 1 Chome Building



HULIC &New SHIBUYA



Hulic Gotanda Yamate-dori Building

■ CASBEE for Wellness Office Certification (as of the end of June 2025)



The CASBEE for Wellness Office certification is a system that evaluates the building's specifications, performance, and initiatives supporting the maintenance and enhancement of the building users' health and comfort.

Certified year	Rating	Property name
2024	★★★★★	Hulic Toranomom Building



Hulic Toranomom Building

■ JHEP Certification (as of the end of June 2025)



Japan Habitat Evaluation and Certification Program (JHEP) is a system to assess and certify initiatives that contribute to conservation and restoration of biodiversity based on HEP, which is a method developed by the U.S. Department of the Interior in the 1970s to 1980s to quantitatively assess the environment by focusing on the natural environment of an organism (habitat). JHEP is developed and operated by the Ecosystem Conservation Society-Japan.

Certified year	Rating	Property name
2022	A	Aristage Kyodo
2023	A	Granda Gakugeidaigaku
2024	A	Charm Suite Shinjukutoyama
2024	A	Charm Suite Shakujiikoen