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For Immediate Release

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### Notice Concerning GRESB Real Estate Assessment Results

NIPPON REIT Investment Corporation (“NIPPON REIT”) hereby announces that in 2025 GRESB Real Estate Assessment, it has achieved “3 Stars” in GRESB Rating, received “Green Star” designation for the ninth consecutive year, and earned the highest “A” level for the GRESB Public Disclosure for the sixth year in a row.



#### 1. About GRESB

GRESB is an annual benchmarking assessment that measures ESG (Environmental, Social and Governance) integration of real estate companies and funds, as well as the name of organization which runs the assessment. It was founded in 2009 by a group of major European pension funds who played leading roles in launching Principles for Responsible Investment (PRI).

Currently, more than 150 Investor Members use GRESB data for their investment decision-making and engagement with investees, and several institutions from Japan including Government Pension Investment Fund (GPIF) utilize GRESB Assessment results. In 2025, 2,382 listed or private real estate companies/funds participated in GRESB Real Estate Assessment. GRESB website: <https://gresb.com/>

## 2. Survey Results

In the 2025 GRESB Real Estate Assessment, NIPPON REIT received a “3 Stars” in GRESB Rating, which is based on GRESB Overall Score and its quintile position relative to global participants. It also won a “Green Star” designation for the ninth consecutive year by obtaining a score higher than 50% of the points allocated to each component; “Management Component” that evaluates policies and organizational structure for ESG promotion, and “Performance Component” that assesses environmental performance and tenant engagement of properties owned. In addition, NIPPON REIT has achieved the highest “A” level for the GRESB Public Disclosure, which assess the width of ESG disclosure.

## 3. Future Measures

We believe that actively incorporating ESG perspectives into our operations will contribute to our basic policy of emphasizing income growth and stability to maximize unitholder value. NIPPON REIT will continue its efforts to reduce environmental impact by implementing energy-saving measures and promoting efficient energy use across its properties.

\* NIPPON REIT Investment Corporation website: <https://www.nippon-reit.com/en>

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