Takara Leben Real Estate Investment Corporation

October 7, 2025

FOR IMMEDIATE RELEASE

REIT Issuer:
Takara Leben Real Estate Investment Corporation
Representative: Tetsuo Saida, Executive Director
(Securities Code: 3492)

Asset Manager:
MIRARTH Real Estate Advisory Limited
Representative: Tetsuo Saida, Representative Director and President
Contact: Takuya Saito, GM of Financial & Planning
TEL: +81-3-6435-5264

Notice Concerning the GRESB Assessment Results

Takara Leben Real Estate Investment Corporation (the "Investment Corporation") announces that it has received a "1 Star" in GRESB Rating and for the 7th consecutive year "Green Star" designation in the 2025GRESB Real Estate Assessment.

1. Overview of GRESB
   GRESB is an annual benchmarking assessment to measure 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, about 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.

2. Results of GRESB Real Estate Assessment
   In the 2025 GRESB Real Estate Assessment, the Investment Corporation received a "1 Star" 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 7th consecutive year by achieving high performance both in "Management Component" that evaluates policies and organizational structure for ESG promotion, and "Performance Component" that assesses environmental performance and tenant engagement of properties owned.

3. Results of GRESB Public Disclosure

The Investment Corporation also received the highest "A Level" for the GRESB Public Disclosure, which assess the width of ESG disclosure.

GRESB
Public Disclosure 2025

4. Future efforts

The Investment Corporation will continue to operate in consideration of the "Environment, Social, and Governance" with the aim of "maximizing the value of investors", "creating a sustainable environment", and "contributing to the community and society".

The Investment Corporation's website: https://takara-reit.co.jp/en/index.html
This notice is the English translation of the Japanese announcement on October2, 2025. No assurances or warranties are given for the completeness or accuracy of this English translation.