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For Immediate Release

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Notice Concerning GRESB Real Estate Assessment Results

NTT UD REIT Investment Corporation ("NUD") announces that in the 2026 GRESB Real Estate Assessment, it has received "3 Stars" in the GRESB Rating. In addition, in the GRESB disclosure evaluation, which measures the degree of ESG information disclosure, our efforts in ESG information disclosure were highly evaluated, NUD received the highest level of "A" for the 7th consecutive year.

1. Overview of GRESB Real Estate Assessment
GRESB is an annual benchmarking assessment to measure sustainability 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.

2. Evaluation Result of GRESB Real Estate Assessment
NUD received "3 Stars" in the GRESB Rating, which is based on the GRESB Overall Score and its quintile position relative to global participants. NUD also received a "Green Star" designation for the 10th 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 Sustainability promotion, and "Performance Component" that assesses sustainability-related performance and tenant engagement of properties owned.

3. Evaluation Result of GRESB Public Disclosure
NUD has been highly evaluated for its excellent disclosure of information regarding environmental considerations and sustainability initiatives, and received an "A", the most superior level for the 7th consecutive year.

GRESB REAL ESTATE ★★★☆☆ 2026

GRESB Public Disclosure 2026

4. Future Initiatives
Going forward, NUD and NTT Urban Development Asset Management Corporation ("UDAM") for NUD, will continue our endeavors on promoting ESG awareness in all aspects of real estate investment and management operations, based on the Sustainability Policy.

* NUD's website is https://nud-reit.co.jp/en/
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