

To all parties concerned

Real Estate Investment Trust Securities Issuer:  
Nippon Hotel & Residential Investment Corporation  
Representative: Takeshi Kirihara,  
Executive Director  
(Securities Code: 3472)

Asset Manager:  
APA Investment Management Co., Ltd.  
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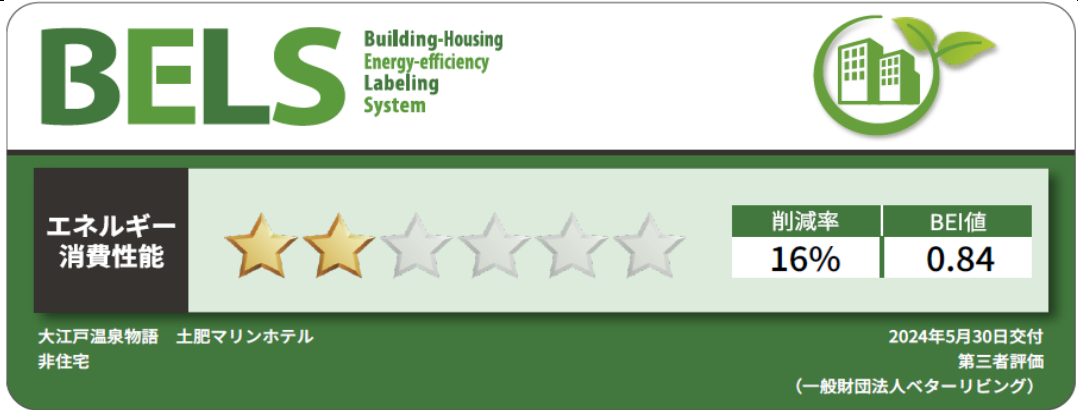
Notice of Achievement of a Building-Housing Energy-efficiency Labeling System (BELS) Rating

Nippon Hotel & Residential Investment Corporation (hereinafter "the Investment Corporation") announces that Oedo Onsen Monogatari Toi Marine Hotel owned by the Investment Corporation has achieved a rating under the Building-Housing Energy-efficiency Labeling System (BELS). Details are as follows.

1. Overview of BELS

The Act on the Improvement of Energy Consumption Performance of Buildings requires real estate companies to work to demonstrate their buildings' energy-saving performance. BELS is a system for a third party to assess buildings' energy-saving performance based on the criteria set by the Ministry of Land, Infrastructure, Transport and Tourism. The building is rated on a five-level scale (from ★ to ★★★★★).

2. Property that has achieved a BELS rating

Property number	S-5
Property name	Oedo-Onsen Monogatari Toi Marine Hotel
Address	2791-4 Toi, Izu-shi, Shizuoka
Use	Hotels, etc.
Certification level	  <p>エネルギー消費性能</p> <p>★ ★ ☆ ☆ ☆ ☆</p> <p>削減率 16%   BEI値 0.84</p> <p>大江戸温泉物語 土肥マリンホテル 非住宅</p> <p>2024年5月30日交付 第三者評価 (一般財団法人ベターリビング)</p>

### 3. Future initiatives

The Investment Corporation will take steps to improve its environmental performance and reduce its environmental impact under its ESG policy.

\* The Investment Corporation's website: <https://oom-reit.com/>