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HASEKO Residential Private REIT Acquires GRESB Real Estate Assessment Rating Within Three Years of Establishment as a REIT Specializing in Residential Properties

Tokyo, Japan, November 29, 2024--HASEKO Residential Private REIT ("the investment corporation"), a private REIT managed by HASEKO Real Estate Investment Management, Inc., a member of the Haseko Group (parent company: HASEKO Corporation; head office: Minato-ku, Tokyo; president: Kazuo Ikegami), participated in GRESB for the first time as part of its ESG activities, and three years after its establishment, it acquired a 1 Star rating in the 2024"GRESB Real Estate Assessment," which is rated on a five-point scale based on the global ranking of the overall score. The company also acquired a Green Star rating, which indicates that it is an excellent participant in both the Management Component, which assesses the company's organizational structure and policies for ESG promotion, and the Performance Component, which assesses the environmental performance of its properties and its initiatives with tenants.

Since the start of operations in February 2022, the investment trust has been operating on the premise of consideration for ESGs. Against this backdrop, HASEKO Real Estate Investment Management, the asset management company, has established an ESG policy and has been actively working to build a sustainable society by taking the environment into consideration, contributing to local communities, and improving tenant satisfaction in the assets it owns.

The investment trust will continue to expand the scale of its assets while implementing various measures with consideration of ESGs, and will strive to secure stable earnings over the medium to long term.

■ GRESB

GRESB is the name of the annual benchmark assessment and governing body that that measures the Environmental, Social, and Governance (ESG) considerations of real estate companies and funds. It was established in 2009 by a group of major European pension funds that led the way in developing the Principles for Responsible Investment (PRI).
There are currently approximately 150 investor members who use GRESB data to select and engage with investment targets, and in Japan, multiple institutions, including the Government Pension Investment Fund (GPIF), use the GRESB assessment results. In 2024, 2,223 listed and unlisted real estate companies and funds worldwide participated in the GRESB Real Estate Assessment.

■ Haseko Real Estate Investment Management ESG Policy

https://www.haseko.co.jp/hreim/en/esg_1/index.html

■ Overview of HASEKO Residential Private REIT

Investment corporation name: HASEKO Residential Private REIT

Executive director: Horishi Nomoto

Location: 4-2-3 Shiba, Minato-ku, Tokyo

Asset management company name: Haseko Real Estate Investment Management, Inc.