

【To whom it may concern】

Tosei Corporation  
February 2, 2024

### **”Otemachi PLACE”, TAA is entrusted with as an asset management, received Japan’s first ★5(Platinum) certification in the “ResReal”(flood damage version)**

Tosei Corporation (Head Office: Minato-ku, Tokyo; President & CEO: Seiichiro Yamaguchi; Securities Code: 8923; hereinafter the “Company”) announced that “Otemachi PLACE” which is entrusted to Tosei Asset Advisors Inc. (Head Office: Minato-ku, Tokyo; President & CEO: Kaname Wakabayashi; hereinafter “TAA”), a wholly owned subsidiary of the Company, for asset management, has received the ★5 (Platinum) in “ResReal” (flood damage vision) certification on January 25, 2024 under the leadership of TAA.



### **◇First in Japan to receive the highest rating of ★★★★★ (Platinum) with a “ResReal”**

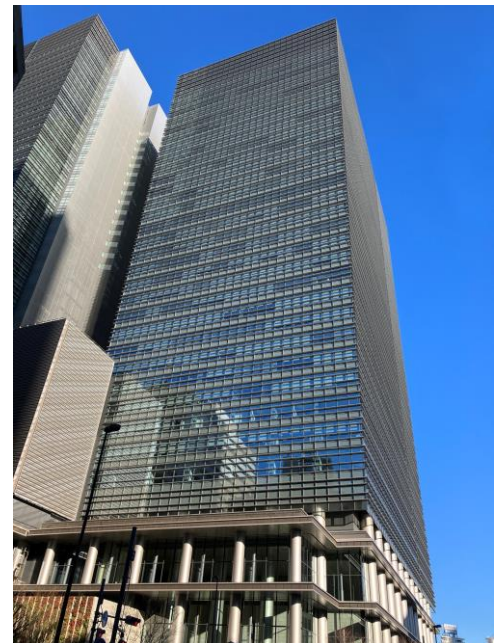
Natural disasters, which are thought to be mainly caused by climate change, are increasing in number and aggravation, and measures to control and mitigate the progression of global warming are being undertaken on a global scale.

Especially Japan has a high risk of earthquakes and tsunamis due to its geopolitical characteristics. Other issues include the fact that flood damage caused by typhoons and heavy rains can easily occur in urban areas due to overflowing rivers.

Under such an environment, there is a growing awareness of disaster preparedness for real estate directly related to people’s lives. In addition to the seismic resistance and seismic isolation performance of buildings, there is also an emphasis on safety in terms of “resilience,” which indicates the ability of a building to maintain functionality and recover in the event of a disaster.

Tosei Group’s materiality in promoting sustainability includes addressing climate change and providing products and services that are safe and secure, and disaster mitigation and creating products that contribute to the safety and security of our customers and business partners.

TAA was entrusted with asset management of “Otemachi PLACE East Tower” (hereinafter “the Property”), a large office building that recently received a ★5 (Platinum) rating in the water damage version of the “ResReal” certification system, which quantifies and visualize the resilience of real estate against natural disaster, and also took the lead in obtaining certification. By visualizing resilience performance in the operation of the Property, TAA aims to reassure tenants and investors, and furthermore, to contribute to maximizing real estate value.



### **◇High scores on all elements of certification**

In “ResReal,” the four factors of “robustness (location and building),” “redundancy,” “readiness,” and “substitutability” of the property to be evaluated, as well as the innovativeness such as installation of rainwater harvesting tanks and collaboration with the community, are taken into consideration. The Property received high scores in all of them, and was able to obtain the highest rating of ★5 (Platinum), which means “extremely resilient”.

### Main evaluation points

- Installation of waterproof panels to prevent water from entering the building
- Installation of water storage tanks in underground pits
- Utilization of rainwater and graywater
- In case of flooding, electrical equipment rooms, etc. are located on floors that are not at risk of flooding
- Agreements are made local communities to prepare evacuation facilities and stockpiles for local inhabitants and those who have difficulty returning home etcetera

Disaster prevention is one of the necessary efforts in Japan, a country where natural disasters such as earthquakes, river floods, and tsunamis are inevitable. With this certification and others, the Group is committed to providing security and safety to all stakeholders involved in its real estate business, as well as to realizing a sustainable society.



### <ResReal means>

“ResReal” is a certification system that quantifies and visualizes the resilience of real estate against natural disasters. In recently, in addition to the fatal disasters of earthquakes and tsunamis in Japan, external and internal flooding and torrential rains, and the acute risks associated with global warming have become particularly pressing issues that threaten daily life. This led to the establishment of the “ResReal” as an indicator for assessing natural disaster risk in accordance with Japan’s climate. As of February 1, 2024, only the evaluation menu for “flood damage” among the various natural disasters has been certified, and evaluation new items other than “flood damage” (earthquake, tsunami, storm surge, etc.) will be released sequentially.

Certification Body : General Foundation Japan Real Estate Institute  
Evaluation Agency : Engineering and Risk Service Corporation,  
CTI Engineering Co., Ltd.

### <Certification details of ResReal (flood damage version) >

Property Name	Otemachi PLACE East Tower (Compartmentalized ownership)
Property owner	Sakurabashi Special Purpose Company
Address	2-3-2 Otemachi, Chiyouda-ku, Tokyo
Completion of construction	August 2018
Type of Certification	New certification
Grade of Certification	PLATINUM ★★★★★ Extremely resilient

### <Tosei Corporation Data> (As of end of November, 2023)

Company name	Tosei Corporation <a href="https://www.toseicorp.co.jp/english/">https://www.toseicorp.co.jp/english/</a>
President and CEO	Seiichiro Yamaguchi
Address	Tamachi Tosei Bldg., 4-5-4 Shibaura, Minato-ku, Tokyo
Capital	6,624,890 thousand yen
Employees	727(Consolidated), 268 (Non-consolidated)
Fields of business	Revitalization; Development; Rental; Fund and Consulting; Property Management; Hotel

### <Tosei Asset Advisors, Inc. Data > (As of end of November, 2023)

Company name	Tosei Asset Advisors, Inc. <a href="http://www.tosei-asset.co.jp/en/">http://www.tosei-asset.co.jp/en/</a>
Director President & Representative Director	Kaname Wakabayashi
Address	4-5-4 Shibaura, Minato-ku, Tokyo
Capital	100 million yen
Fields of business	Fund and Consulting

### Contact

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