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For Immediate Release

REIT Issuer

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Asset Management Company

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Notice Concerning Acquisition of “Building-Housing Energy-Efficiency Labeling System (BELS)” Certification

Starts Proceed Investment Corporation (“Starts Proceed”) announces that it has acquired Building-Housing Energy-Efficiency Labeling System (BELS)” Certification for the following two properties it owns.

1. Overview of BELS

Under the Act on the Improvement of Energy Consumption Performance of Buildings (“Building Energy Efficiency Act”), real estate business operators are required to make efforts to display the energy-saving performance of buildings. BELS is a system in which third-party institutions evaluate the energy-saving performance of buildings based on the evaluation standards set by the Ministry of Land, Infrastructure, Transport and Tourism, and the certification rating is given on a five-star scale (★ to ★★★★★).

For the details of BELS, please refer to the following website.

Website on BELS: <https://www.hyoukakyukai.or.jp/bels/bels.html>

2. Results of Evaluation

| Property name        | Proceed Monzennakacho  | Proceed Maihama   |
|----------------------|--|---|
| Location             | 1-7-8 Fukuzumi, Koto-ku, Tokyo   | 4-14-13 Fujimi, Urayasu-shi, Chiba  |
| Exterior photo       |   |   |
| Certification rating |  <p>15% reduction in energy consumption for this building</p> |  <p>12% reduction in energy consumption for this building</p> |

3. Future Initiatives

Starts Proceed will continue to implement environmentally friendly initiatives including energy-saving measures at its properties.

\*Starts Proceed website: <https://www.sp-inv.co.jp/en/>