

October 29, 2021

Diamond Realty Management Inc.

**Announcement Concerning Obtainment of Environmental Certifications**  
**(Logistics Park Noda Funakata, Kawasaki Mizue Logistics Center,**  
**Olympic Minowa, Espoir Omotesando)**

Diamond Realty Management Inc. ("DREAM") hereby announces that DREAM Private REIT Inc. ("DPR"), which has commissioned DREAM to manage its assets, has obtained environment-related certifications. Between March 2021 and September 2021, Logistics Park Noda Funakata and Kawasaki Mizue Logistics Center have obtained the Building-Housing Energy-efficiency Labeling System ("BELS") Certification, while Olympic Minowa and Espoire Omotesando have received Tokyo Low-Carbon Small and Medium-Sized Model Building<sup>\*1</sup> notifications.

<sup>\*1</sup>:PUZZLE GINZA has obtained CASBEE Real Estate Assessment Certification as of March 5, 2021. However, the information has been purposely omitted since it was announced in previous press releases.

1. Background

DPR implements environmental and energy conservation measures in its owned properties and improves their values through considerations of reducing environmental impacts. For greater effect, DPR also asks its tenants to follow its initiative.

In alignment with the global trend toward carbon neutral, former Prime Minister Yoshihide Suga has declared that "by 2050 Japan will aim to reduce greenhouse gas emissions to net-zero<sup>\*2</sup>, that is, to realize a carbon-neutral, decarbonized society". This illustrates the increasing demand for reducing CO2 emissions.

<sup>\*2</sup>: "net-zero" is calculated by subtracting the amount of greenhouse gases absorbed by forests from the total amount emitted.

Under such circumstances, DPR is progressively increasing the number of properties with environmental certifications, such as BELS<sup>\*3</sup>, while continuing its search for new methods of commitment. This year, 2 properties—Olympic Minowa and Espoir Omotesando—have successfully received Tokyo Low-Carbon Small and Medium-Sized Model Building <sup>\*4</sup> notification .

\*3: For information on the BELS Certification, please refer to our previous press releases, and also access the official website of the Housing Performance Rating and Labeling Institute: [www.hyokakyokai.or.jp/bels/bels.html](http://www.hyokakyokai.or.jp/bels/bels.html) (Japanese only)

\*4: Refer to 2. Overview of Tokyo Low-Carbon Small and Medium-Sized Model Building for details.

## 2. Overview of Tokyo Low-Carbon Small and Medium-Sized Model Building

Tokyo Low-Carbon Small and Medium-Sized Model Building refers to a small and medium tenant building that fulfills requirements, such as having a carbon emission rating of A1 or above on the Tokyo Metropolitan Government's Low-Carbon Building Evaluation Index (Low-Carbon Building Benchmark), submitting the Tokyo Metropolitan Government's Global Warming Countermeasure Report for the last three consecutive years, and so on. For details, please visit the Tokyo Metropolitan Environmental Affairs Bureau's website below. In addition, this system serves as one of the key points of evaluation in the GRESB assessment, a program that DPR participates every year.



Tokyo Metropolitan Government Environmental Bureau website (Low-Carbon Building Benchmark):

<https://www8.kankyo.metro.tokyo.lg.jp/ondanka/benchmark/index.html>



Overview of Tokyo Low-Carbon Small and Medium-Sized Model Building

[https://www.kankyo.metro.tokyo.lg.jp/climate/businesses/lowcarbon/model\\_b/index.html#cmstyusyouteitannso](https://www.kankyo.metro.tokyo.lg.jp/climate/businesses/lowcarbon/model_b/index.html#cmstyusyouteitannso) (Japanese only)

## 3. Environmental Certifications

Building-Housing Energy-efficiency Labeling System (BELS) Certification		
Property	L-5 Logistics Park Noda Funakata	L-18 Kawasaki Mizue Distribution Center
		
Evaluation Rank	 <p>この建物のエネルギー消費量 <b>43%</b>削減 2021年3月22日交付 国土交通省告示に基づく第三者認証</p>	 <p>この建物のエネルギー消費量 <b>17%</b>削減 2021年9月30日交付 国土交通省告示に基づく第三者認証</p>

Evaluation points	<ul style="list-style-type: none"> <li>• Energy conservation through the use of LED lighting</li> <li>• Adoption of high-efficiency equipment for individual air conditioning</li> <li>• Adoption of a total heat exchanger with an automatic ventilation switching function</li> </ul>	<ul style="list-style-type: none"> <li>• Energy conservation through the use of LED lighting</li> <li>• Adoption of high-efficiency equipment for individual air conditioning</li> </ul>
Date of certification (Expiration Date)	March 22, 2021 (None)	September 30, 2021 (None)

Tokyo Low-Carbon Small and Medium-Sized Model Building		
Property	<b>R-12 Olympic Minowa</b> 	<b>R-4 Espoir Omotesando</b> 
Benchmark Upper rank	A2+	A3
Evaluation points	<ul style="list-style-type: none"> <li>• Introduction of LED lighting equipment (At least 95% of total area)</li> <li>• Limiting maximum power by monitoring demand</li> <li>• Promote energy conservation activities by holding regular meetings between tenants, asset management companies, property management companies, etc.</li> </ul>	<ul style="list-style-type: none"> <li>• Introduction of LED lighting equipment (At least 91% of total area)</li> <li>• Renewal of equipment such as high-efficiency packaged air conditioners</li> <li>• Periodic review of electricity supply contract</li> </ul> <p>*From March 2021, the property switched to a 100% renewable electricity plan.</p> <ul style="list-style-type: none"> <li>• Regularly exchanging information on the promotion of energy conservation activities between tenants, property management companies and building management companies.</li> </ul>

Date of certification (Expiration Date)	March 23, 2021 (valid until the revision of the Tokyo Metropolitan Government's Low-Carbon Building Evaluation Index )	July 29, 2021 (valid until the revision of the Tokyo Metropolitan Government's Low-Carbon Building Evaluation Index )
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#### 4. Future Efforts

DPR and DREAM will continue to practice "Sustainability Management" aiming to promote "Real Estate Investment Management Business", considering "People and Organization" and "Global environment and Society".

#### 【Outline of Diamond Realty Management Inc.】

- Head Office: 2-16-1 Hirakawa-cho, Chiyoda-ku, Tokyo
- Business Services: Sales of private real estate funds/ real estate management business/ advisory & consulting services
- Capital: Wholly owned by Mitsubishi Corp .
- Representative: Ryuta Takeuchi, President
- Established: 2004
- Number of employees: 95 (as of the end of June, 2021)

#### 【For Comments or Inquiries on this Press Release】

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