

September 24, 2021

Diamond Realty Management Inc.

Announcement of Certification for CASBEE for Real Estate

(PUZZLE GINZA)

Diamond Realty Management Inc. ("DREAM") announces that PUZZLE GINZA, owned by DREAM Private REIT Inc. ("DPR"), has received the "S-Rank", the highest grading given out under the Comprehensive Assessment System for Built Environment Efficiency ("CASBEE") certification.

■ Background of receiving CASBEE Certification

DPR implements environmental and energy conservation measures in its owned properties and improves their values through considerations of reducing environmental impacts.

As part of its efforts to obtain external ratings for this initiative, DPR has acquired Certification for CASBEE for Real Estate from an CASBEE Assessment and Certification Organization.

■ Outline of Certification for CASBEE for Real Estate

CASBEE is a comprehensive assessment system which evaluates the environmental impact of a given property or project. The certification process is managed by the institute for Building Environment and Energy Conservation ("IBEC"), whose goal is to promote and award green solutions. Many aspects are taken into account under the CASBEE evaluation – 1. Energy/Greenhouse gas emission, 2. Water, 3. Resource utilization and conservation, 4. Biological diversity/ground, and 5. Indoor environment.



Upon the assessment the property/project is awarded with "S" being the highest, followed by "A", "B+", "B". Please refer to the following for more information about CASBEE.

URL: <https://www.ibec.or.jp/CASBEE/english/>



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3. Certification rank and point of CASBEE for Real Estate:

Certified properties		Certification point
R-10 PUZZLE GINZA 		 <ul style="list-style-type: none"> • Implement energy-saving and water saving initiatives to achieve good energy consumption performance • High seismic performance and vibration control equipment introduced • Working on all maintenance and management evaluation items • Highly convenient transport linked directly to subway stations
CASBEE tool	CASBEE for real estate (2016 version)	
Certification Rank	S Rank	
Date of acquisition of certification (Maturation date of Certification)	March 5, 2021 (March 4, 2026)	

■Future Initiatives

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: 94 (as of the end of March, 2021)

【For Comments or Inquiries on this Press Release】

Diamond Realty Management Inc.

TEL:03-5212-4811/ FAX:03-5212-4818

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