

June 20th 2019

Diamond Realty Management Inc.

Announcement of CASBEE Certification **(MUZA Kawasaki(Office Part))**

~ **MUZA Kawasaki Managed By DREAM Acquire CASBEE's Top Rank of "S" ~**

Diamond Realty Management Inc. ("DREAM") announces MUZA Kawasaki has received the "S-Rank", the highest grading given out under the Comprehensive Assessment System for Built Environment Efficiency ("CASBEE") certification, demonstrating the progression of DREAM's environmental initiatives.

■ Process of receiving certification

Given the global attention for environmental strategy, we have been pushing for energy efficiency for the properties under our management. Through the initiative, six properties from DREAM Private REIT("DPR") has been certified "S-Rank" (Ichikawa Chidoricho Butsuryu Center, MCUD Honmoku, AEON MALL Kobe Kita, Daikokucho Butsuryu Center, Logistics Park Noda Funakata, Kobe Minato Soko), and MUZA Kawasaki will be joining the family.

MUZA Kawasaki received the Certification for CASBEE for Real Estate in May 2019, based on the third-party assessment by CASBEE-accredited professionals done in May 2012.

■ CASBEE Certification



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 certification, the property/project is awarded one of the four ranks, with "S" being the highest, followed by "A", "B+", "B".

※List of CASBEE certified properties

URL: http://www.ibec.or.jp/CASBEE/MP_certification/CASBEE_MP_certified_buld_list.htm

■ Certification rank and point of CASBEE for Real Estate System:

Certified Properties		Certification point
MUZA Kawasaki (Office Part)  		<ul style="list-style-type: none"> · Promote energy conservation strategies alongside with tenants · Implementation of seismic control system · Use of eco-friendly materials such as blast furnace cement and recycled materials · Open space surrounded by greens · Accessibility to public transportation.
CASBEE tool	CASBEE for Real Estate (2016 version)	
Certification Rank	S Rank	
Date of acquisition of certification (Maturation date of Certification)	May 31, 2019 (May 30, 2024)	

■ Future efforts

Further advances in green initiatives such as CASBEE certification will not only benefit our investors, but to the community as well. DREAM will continue to promote such activities as part of our ESG strategy.

Overview of Diamond Realty Management Inc.:

- Head office: 16-1, Hirakawacho 2-chome, Chiyoda-ku, Tokyo
- Business services: Sales of private real estate funds/real estate management business/advisory & consulting services
- Capital: wholly owned by Mitsubishi Corp.
- President and CEO: Katsumi Nakamoto
- Established: 2004
- Number of employees: 85(as of the end of May 2019)
- Diamond Realty Management Inc. URL: <http://www.mc-dream.com/>

(Notes)

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Contact:

Diamond Realty Management Co., Ltd.

Tel: +81-3-5212-4835

Fax: +81-3-5212-4818