

November 30, 2018

Diamond Realty Management Inc.

Announcement of Acquisition of DBJ Green Building Certification **(SG Realty Maishima and Kawasaki Mizue Logistics Center)**

Diamond Realty Management Inc. ("DREAM") announces that 2 properties, SG Realty Maishima and Kawasaki Mizue Logistics Center, owned by DREAM Private REIT Inc. ("DPR"), which has commissioned DREAM to manage its assets, have received DBJ Green Building Certification by the Japan Real Estate Institute (JREI).

■ Background of receiving DBJ Green Building Certification

DPR implements environmental and energy conservation measures in its owned properties and improves their values through considerations of reducing environmental impacts. DPR is also cooperating with tenants in these efforts.

As part of our efforts to obtain external evaluations, two properties have received DBJ Green Building Certification (Logistics Version): SG Realty Maishima as the "Properties with the best class environmental & social awareness", and Kawasaki Mizue Logistics Center as the "Properties with exceptionally high environmental & social awareness".



■ Outline of DBJ Green Building Certification


The DBJ Green Building Certification was established in April 2011 by the Development Bank of Japan Inc. ("DBJ"). DBJ evaluates and certifies a property with environmental and social considerations (Green Building) appreciated in the present real estate market, based on the DBJ's comprehensive evaluation system. The evaluation includes consideration for the social needs of various stakeholders surrounding the property in addition to its environmental performance. Since August 2017, the certification has been carried out by JREI, and DBJ has supervised the entire certification system.

Please refer to the following for a list of properties certified as DBJ Green Building.

DBJ Green Building Certification URL : <http://igb.jp/list.html>

■ Property certified for DBJ Green Building Certification

SG Realty Maishima		
	Evaluation rank	Properties with the best class environmental & social awareness
	Certification date	November 30, 2018
	Expiration date	November 29, 2021
Property Information		Appearance photograph
Location	2-5-33, Hokuko Shiratsu, Konohana-ku, Osaka-shi, Osaka	
Structure	Steel land roof and alloy-plated copper roofing	
Number of Stories	6 floors above ground	
Construction Completion	May 2014	
Site Area	30,424.43 m ²	
Total Floor Area	95,539.04 m ²	
Recognized Measures		
<ul style="list-style-type: none"> • Considerations to the environment such as using LEDs for lighting, promoting the use of recycled materials, greening and paving with heat-shielding materials of exterior premises. • Considerations to the convenience and comfort, such as opening the cafeteria to the public and installing refreshment corners and shower rooms for employees. • Considerations to the security, such as running a 24-hour manned security and disaster prevention center and the entry control to the rooms by IC cards. 		

Kawasaki Mizue Logistics Center		
	Evaluation rank	Properties with exceptionally high environmental & social awareness
	Certification date	November 30, 2018
	Expiration date	November 29, 2021
Property Information		Appearance photograph
Location	4-6, Mizue-cho, Kawasaki-ku, Kawasaki-shi, Kanagawa	
Structure	Reinforced concrete alloy plated steel sheet roofing	
Number of Stories	5 floors above ground	
Construction Completion	November 2008	
Site Area	56,889.00 m ²	
Total Floor Area	102,014.46 m ²	
Recognized Measures		
<ul style="list-style-type: none"> • Considerations to the convenience and comfort, such as allowing an approach to all floors, installing a floor height adjustment device for the wheelberth, and installing a 24-hour break room. • Considerations to the security, such as 24-hour manned security and the entry control to the rooms by IC cards. 		

■ Future Efforts

DPR and DREAM will continue to promote initiatives to ensure "sustainability" of the environment and society as a whole.

【About 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: Takashi Tsuji
- Established: 2004
- Number of employees: 88 (as of the end of September 2018)

【For Comments or Inquiries on this Press Release】

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