

November 16, 2018

Diamond Realty Management Inc.

Announcement of Acquisition of BELS Evaluation Certification **(Daikokucho Logistics Center)**

Diamond Realty Management Inc. ("DREAM") announces that Daikokucho Logistics Center, owned by DREAM Private REIT Inc. ("DPR"), which has commissioned DREAM to manage its assets, has received the highest five star rating of the Building-Housing Energy-efficiency Labeling System ("BELS").

■ Background of receiving BELS Certification

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

As part of our efforts to obtain external evaluations, the aforementioned logistics center received BELS certification, a system that a third-party organization evaluates and certifies energy conservation performance in a property.

■ Outline of BELS



BELS is a public system that evaluates and certifies the energy-saving performance of a building that the operators are required to make efforts to display under the Act on the Improvement of Energy Consumption Performance of Buildings (Building Energy Efficiency Act) enacted in April 2016. A third-party organization evaluates energy efficiency performance based on various scales, regardless of the new building or existing building. The evaluation results are indicated by an energy efficiency performance labeling on a five-star scale.

Please refer to the following for more information about BELS.

The Association for Evaluating and Labeling Housing Performance URL :

<http://www.hyokakyukai.or.jp/bels/bels.html>

■ Property certified for BELS evaluation

Daikokucho Logistics Center	
	
Property Information	Appearance photograph
Location	5-24, Daikokucho, Tsurumi-ku, Yokohama-shi, Kanagawa
Structure	Steel sheet roofing with steel Reinforced concrete alloy plating
Number of Stories	Four floors above ground
Construction Completion	February 2010
Site Area	44,749.31 m ²
Total Floor Area	89,316.19 m ²
Recognized Measures	
Energy conservation through the use of lighting LEDs in warehouses	
	

■ 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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