

January 25, 2021

Diamond Realty Management Inc.

Announcement of Acquisition of BELS Evaluation Certification (Kobe Minato Warehouse and MCUD Zama)

Diamond Realty Management Inc. ("DREAM") announces that, Kobe Minato Warehouse and MCUD Zama, 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.hyoukakyukai.or.jp/bels/bels.html>

■ Property certified for BELS evaluation

Kobe Minato Warehouse	
	
	
Property Information	
Location	2-1, Nadahama-cho, Nada-ku, Kobe-shi, Hyogo
Structure	Reinforced concrete and steel-framed alloy-plated steel sheet roofing
Number of Stories	Four floors above ground
Construction Completion	February, 2009
Site Area	32,807.64 m ²
Total Floor Area	70,109.21 m ²
Recognized Measures	
Energy conservation through the use of lighting LEDs	

MCUD Zama



Property Information

Location	2-6-35 Hironodai, Zama-shi, Kanagawa
Structure	Steel sheet roofing with steel alloy plating
Number of Stories	Four floors above ground
Construction Completion	January, 2018
Site Area	8,849.18 m ²
Total Floor Area	18,487.67 m ²
Recognized Measures	
Energy conservation through the use of lighting LEDs	

■ 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”.

【About 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 .

President and CEO: Katsumi Nakamoto

Established: 2004

Number of employees: 89 (as of the end of September, 2020)

【For comments or Inquiries on this Press Release】

Diamond Realty Management Inc.

TEL:03-5212-4802 / FAX:03-5212-4818

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