

April 28, 2022

Diamond Realty Management Inc.

Announcement Concerning Obtainment of Environmental Certifications

(SG Realty Maishima, Kawasaki Mizue Logistics Center, MCUD Zama, MCUD Kawasaki I, Shinanounyu Urayasu Logistics Center, Ichikawa Chidoricho Logistics Center)

Diamond Realty Management Inc. (“DREAM”) hereby announces that DREAM Private REIT Inc. (“DPR”), which has commissioned DREAM to manage its assets, has obtained environment-related certifications. Between October 2021 and March 2022, SG Realty Maishima, Kawasaki Mizue Logistics Center, MCUD Zama, MCUD Kawasaki I have obtained the “S-Rank”, the highest grading given out under the Comprehensive Assessment System for Built Environment Efficiency (“CASBEE”) certification and MCUD Kawasaki I, Shinanounyu Urayasu Logistics Center, Ichikawa Chidoricho Logistics Center have obtained the Building-Housing Energy-efficiency Labeling System (“BELS”) certification. In addition, Ichikawa Chidoricho Logistics Center has obtained the ZEB Ready certification.

1. Background

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, DPR has obtained CASBEE certification, BELS and ZEB certification, which are evaluation systems by third parties.

2. Outline of Environmental Certifications

■ 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/>

■ Outline of Certification for BELS and ZEB

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.

A Net Zero Energy Building ("ZEB") is a building that aims at zero energy balance with considerably reduced annual energy consumption by saving as much energy as possible via better heat insulation, solar shading, natural energy and high-efficiency equipment, coupled with creating energy by photovoltaic power generation (or other energy generating methods), while maintaining a comfortable environment. Since the Building Energy Index (BEI), which is used for BELS evaluation, is also used for ZEB evaluation, it is possible to display ZEB evaluation in BELS evaluation. ZEB evaluation can be indicated with four levels, "ZEB," "Nearly ZEB," "ZEB Ready," and "ZEB Oriented," depending on the zero energy achievement status.

Please refer to the following for more information about BELS and ZEB.

URL (BELS): <http://www.hyoukakyokai.or.jp/bels/bels.html> (Japanese only)

URL (ZEB): <http://www.env.go.jp/earth/zeb/detail/01.html> (Japanese only)

3. Environmental Certifications

Certification rank and point of CASBEE for Real Estate		
Property	SG Realty Maishima 	Kawasaki Mizue Distribution Center 
Evaluation Rank	<p>S rank</p> 	<p>S rank</p> 
Evaluation points	<ul style="list-style-type: none"> • Many efforts for saving energy, such as thermal insulation, natural ventilation, and LED lighting, etc. • Effective use of recycled materials for structural and nonstructural element • Adoption of various plantings concerning regional vegetation • Proximity to motorway / consideration for exhaust gas and noise. 	<ul style="list-style-type: none"> • Efforts for the effective use of great volume of water • High earthquake resistance (implementation of damage control design) • Efforts for maintenance point, such as cleaning, equipment management, etc. • Adoption of various plantings concerning regional vegetation • Proximity to motorway / consideration for exhaust gas and noise.
Date of Certification (Expiration Date)	<p>November 24, 2021 (November 23, 2026)</p>	<p>November 24, 2021 (November 23, 2026)</p>

Certification rank and point of CASBEE for Real Estate		
Property	<p>MCUD Zama</p> 	<p>MCUD Kawasaki I</p> 
Evaluation Rank	<p>S rank</p> 	<p>S rank</p> 
Evaluation points	<ul style="list-style-type: none"> • Adoption of blast furnace cement for structural element and effective use of recycled materials for nonstructural element. • Efforts for maintenance point, such as cleaning, equipment management, etc. • Efforts for biodiversity conservation, such as adoption of various plantings. • Proximity to Route 246/ consideration for exhaust gas and noise. 	<ul style="list-style-type: none"> • Efforts for saving energy, such as thermal insulation, natural ventilation, and LED lighting, etc. • Effective use of recycled materials for nonstructural element. • Efforts for maintenance point, such as cleaning, equipment management, etc. • Efforts for biodiversity conservation, such as adoption of various plantings. • Proximity to motorway / consideration for exhaust gas and noise. • High natural ventilation performance in the office area.
Date of Certification (Expiration Date)	<p>March 18, 2022 (March 17, 2027)</p>	<p>March 18, 2022 (March 17, 2027)</p>



Building-Housing Energy-efficiency Labeling System (BELS) Certification

<p>Property</p>	<p>MCUD Kawasaki I</p> 	<p>Shinanounyu Urayasu Logistics Center</p> 
<p>Benchmark Upper rank</p>	 <p>この建物のエネルギー消費量 43%削減 2021年11月30日交付 国土交通省告示に基づく 第三者認証</p>	 <p>この建物のエネルギー消費量 40%削減 2021年12月24日交付 国土交通省告示に基づく 第三者認証</p>
<p>Evaluation points</p>	<ul style="list-style-type: none"> • Energy conservation through the use of LED lighting • Adoption of high-efficiency equipment for individual air conditioning • Adoption of a total heat exchanger with an automatic ventilation switching function 	<ul style="list-style-type: none"> • Adoption of high-efficiency equipment for individual air conditioning • Adoption of a total heat exchanger • Energy conservation through the use of LED lighting
<p>Date of Certification (Expiration Date)</p>	<p>November 30, 2021 (None)</p>	<p>December 24, 2021 (None)</p>



Building-Housing Energy-efficiency Labeling System (BELS) and ZEB Certification

<p>Property</p>	<p>Ichikawa Chidoricho Logistics Center</p> 
<p>Benchmark Upper rank</p>	
<p>Evaluation points</p>	<ul style="list-style-type: none"> • Energy creation by solar power generation facilities • Energy conservation through the use of LED lighting • Adoption of high-efficiency equipment for individual air conditioning • Adoption of a total heat exchanger with an automatic ventilation switching function
<p>Date of Certification (Expiration Date)</p>	<p>November 30, 2021 (None)</p>



4. 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".

【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: 100 (as of the end of December, 2021)

【For Comments or Inquiries on this Press Release】

Diamond Realty Management Inc.

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