

October 31, 2022

Diamond Realty Management Inc.

**Announcement Concerning Obtainment of Environmental Certifications**  
**(DPR Hiratsuka Logistics Centre, Shinyamashita Logistics Center, Funabashi Logistics**  
**Center, MCUD Tsurugashima, Honmoku Logistics Center, PUZZLE GINZA and Boucheron**  
**Ginza Building (former Zegna Ginza Building) )**

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 April and September 2022, DPR Hiratsuka Logistics Center has obtained the Comprehensive Assessment System for Built Environment Efficiency (“CASBEE”) certification and Shinyamashita Logistics Center, Funabashi Logistics Center, MCUD Tsurugashima and Honmoku Logistics Center have obtained the Building-Housing Energy-efficiency Labeling System (“BELS”) Certification, while PUZZLE GINZA and Boucheron Ginza Building (former Zegna Ginza Building) have received Tokyo Low-Carbon Small and Medium-Sized Model Building notifications. In addition, Shinyamashita Logistics Center, Funabashi Logistics Center and MCUD Tsurugashima have obtained the ZEB Ready certification.

## **1. Background**

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 evaluation for this initiative, we have acquired environmental certification, etc., which is an evaluation system by a third-party organization.

## **2. Overview of each certification**

### **■CASBEE**

CASBEE (Comprehensive Assessment System for Built Environmental Efficiency) 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/english/index.html>

#### ■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): <https://www.env.go.jp/earth/zeb/detail/01.html> (Japanese only)

#### ■Tokyo Low-Carbon Small and Medium-Sized Model Building

Tokyo Low-Carbon Small and Medium-Sized Model Building refers to a small and medium tenant building that fulfills requirements, such as having a carbon emission rating of A1 or above on the Tokyo Metropolitan Government's Low-Carbon Building Evaluation Index (Low-Carbon Building Benchmark), submitting the Tokyo Metropolitan Government's Global Warming Countermeasure Report for the last three consecutive years, and so on. For details, please visit the Tokyo Metropolitan Environmental Affairs Bureau's website below. In addition, this system serves as one of the key points of evaluation in the GRESB assessment, a program that DPR participates every year.

Tokyo Metropolitan Government Environmental Bureau website (Low-Carbon Building Benchmark):

<https://www8.kankyo.metro.tokyo.lg.jp/ondanka/benchmark/index.html>(Japanese only)

Tokyo Metropolitan Government Environmental Bureau website (Overview of Tokyo Low-Carbon

Small and Medium-Sized Model Building)



[https://www.kankyo.metro.tokyo.lg.jp/climate/businesses/lowcarbon/model\\_b/index.html#cmstyusyouteitannso](https://www.kankyo.metro.tokyo.lg.jp/climate/businesses/lowcarbon/model_b/index.html#cmstyusyouteitannso) (Japanese only)

### 3. Environmental Certifications

CASBEE Real Estate Assessment Certification	
Property	<p><b>DPR Hiratsuka Logistics Center</b></p> 
Evaluation Rank	<p><b>S rank</b></p> 
Date of certification (Expiration Date)	<p>May 16, 2022 (May 15, 2027)</p>





Building-Housing Energy-efficiency Labeling System (BELS) and ZEB Certification		
Property	<p><b>Shinyamashita Logistics Center</b></p> 	<p><b>Funabashi Logistics Center</b></p> 
Evaluation Rank		
Date of certification (Expiration Date)	<p>April 22, 2022 (None)</p>	<p>May 27, 2022 (None)</p>

Building-Housing Energy-efficiency Labeling System (BELS) and ZEB Certification		
Property	<p><b>MCUD Tsurugashima</b></p> 	<p><b>Honpaku Logistics Center</b></p> 



Evaluation Rank	 <p>この建物のエネルギー消費量 <b>67%</b>削減 2022年9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 <b>43%</b>削減 2022年9月30日交付 国土交通省告示に基づく 第三者認証</p>
Date of certification (Expiration Date)	September 30, 2022 (None)	September 30, 2022 (None)

Tokyo Low-Carbon Small and Medium-Sized Model Building		
Property	<p><b>PUZZLE GINZA</b></p> 	<p><b>Boucheron Ginza Building (former Zegna Ginza Building)</b></p> 
Benchmark Higher rank	A1-	A4
Date of certification (Expiration Date)	May 27, 2022 (valid until the revision of the Tokyo Metropolitan Government's Low-Carbon Building Evaluation Index)	July 15, 2022 (valid until the revision of the Tokyo Metropolitan Government's Low-Carbon Building Evaluation Index)

#### 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".

[About DREAM Private REIT Inc.]

Head Office: 16-1, Hirakawacho 2-Chome, Chiyoda-ku, Tokyo, Japan

Representative: Ryuta Takeuchi, Executive Officer

Establishment: 2012

Asset Under Management: JPY 358.3 Billion (as of the end of August, 2022)

Number of investors: 163 (as of the end of August, 2022)

[About Diamond Realty Management Inc.]

Head Office: 16-1, Hirakawacho 2-Chome, Chiyoda-ku, Tokyo, Japan

Businesses: Real estate asset management business/advisory & consulting services

Shareholder: Wholly owned by Mitsubishi Corp.

Representative: Ryuta Takeuchi, President and CEO

Establishment: 2004

Number of employees: 97 (as of the end of August, 2022)

[For Comments or Inquiries on this Press Release]

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