

April 28, 2023
Diamond Realty Management Inc.

Announcement Concerning Obtainment of Environmental Certifications
(SLOGI Ichikawa, SG Realty Maishima, Funabashi Logistics Center, MCUD Tsurugashima)

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 2022 and March 2023, SLOGI Ichikawa, Funabashi Logistics Center and MCUD Tsurugashima have obtained the Comprehensive Assessment System for Built Environment Efficiency (“CASBEE”) certification and SG Realty Maishima has obtained the Building-Housing Energy-efficiency Labeling System (“BELS”) Certification and 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 Environment 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/CASBEE/english/index.htm>

■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)





3. Environmental Certifications

CASBEE Real Estate Assessment Certification		
Property	<p>SLOGI Ichikawa</p> 	<p>Funabashi Logistics Center</p> 
Evaluation Rank	<p>S rank</p> 	<p>S rank</p> 
Date of certification (Expiration Date)	<p>November 30, 2022 (November 29, 2027)</p>	<p>March 29, 2023 (March 28, 2028)</p>



CASBEE Real Estate Assessment Certification	
Property	<p>MCUD Tsurugashima</p> 
Evaluation Rank	<p>S rank</p> 
Date of certification (Expiration Date)	<p>March 29, 2023 (March 28, 2028)</p>



Building-Housing Energy-efficiency Labeling System (BELS) and ZEB Certification	
Property	<p>SG Realty Maishima</p> 
Evaluation Rank	
Date of certification (Expiration Date)	<p>November 4, 2022 (None)</p>

4. Future Policies

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: Hisashi Ishiwata, Executive Officer

Establishment: 2012

Asset Under Management: JPY 363.8 billion (as of the end of February 2023)

Number of investors: 163 (as of the end of February 2023)

[About Diamond Realty Management Inc.]

Head Office: 16-1, Hirakawa-cho 2-chome, Chiyoda-ku, Tokyo

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

Shareholder: Wholly owned by Mitsubishi Corp.

Representative: Hisashi Ishiwata, President and CEO

Establishment: 2004

Number of employees: 100 (as of the end of February 2023)

[For Comments or Inquiries on this Press Release]

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