

October 31, 2023  
Diamond Realty Management Inc.

**Announcement Concerning Obtainment of Environmental Certifications**  
**(MCUD Chibakita, MCUD Honmoku, DPR Noda Logistics Center, Nanko Logistics Center**  
**MCUD Ageo, Logistics Park Noda Funakata, Funabashi 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 April 2023 and September 2023, MCUD Chibakita, MCUD Honmoku, DPR Noda Logistics Center, Nanko Logistics Center and MCUD Ageo have obtained the Building-Housing Energy-efficiency Labeling System (“BELS”) Certification, and MCUD Chibakita, DPR Noda Logistics Center and Nanko Logistics Center have obtained the “ZEB Ready” Certification, and MUUD Ageo has obtained “ZEB” Certification. In addition, Logistics Park Noda Funakata and Funabashi Logistics Center have obtained the Real Estate Resilience Certification (“ResReal”) Flood.

## **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 its efforts to obtain external evaluation for this initiative, DPR has acquired environmental certification, etc., which is an evaluation system by a third-party organization.

In addition, DPR has been promoting the disclosure of climate-related risks in accordance with the recommendations of the Task Force on Climate-related Financial Disclosure (TCFD) regarding natural disaster risks caused by recent climate change. On the other hand, there has been no evaluation tool for resilience (strength, flexibility, recovery, and resistance) to natural disasters (floods) that takes into account the detailed location characteristics and building specifications of each property. With the start of the operation of the ResReal Flood described below, DPR has obtained certification for two representative properties (Logistics Park Noda Funakata and Funabashi Logistics Center) respectively located in the inland or bay area of DPR's portfolio. DPR will consider acquiring additional certifications of ResReal in the future, taking into account the effectiveness and prevalence of such certification.

## 2. Overview of each certification

### ■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.

- BELS: <http://www.hyoukakyokai.or.jp/bels/bels.html> (Japanese only)
- ZEB: <https://www.env.go.jp/earth/zeb/detail/01.html> (Japanese only)

### ■ResReal and ResReal Flood

ResReal is the first certification system in Japan to evaluate the "Robustness (location and building)," "Redundancy," "Readiness," and "Substitutability" of properties to quantify and visualize the resilience (strength, flexibility, recovery, and resistance) of real estate against natural disasters, certified by the Japan Real Estate Institute. The certification aims to comprehensively and quantitatively evaluate the resilience of real estate against each natural disaster, taking into account not only hardware aspects such as location and building performance, but also software aspects such as stockpiling for disasters and conducting disaster drills.

The ResReal Flood quantifies the resilience of the subject property to flood disasters on a 100-point scale, with five grades ranging from Platinum (Extremely Highly Resilient) to Standard (Ordinarily Resilient), depending on the score.





Please refer to the following for more information about ResReal and ResReal Flood.

- ResReal: <https://resreal.jp> (Japanese only)

### 3. Environmental Certifications

Building-Housing Energy-efficiency Labeling System (BELS) and ZEB Certification		
Property	<p>MCUD Chibakita</p> 	<p>MCUD Honmoku</p> 
Evaluation Rank	 <p>この建物のエネルギー消費量 <b>61%</b>削減 2023年5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>49%</b>削減 2023年5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)	<p>May 30, 2023 (None)</p>	<p>May 30, 2023 (None)</p>

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



<p>Property</p>	<p><b>DPR Noda Logistics Center</b></p> 	<p><b>Nanko Logistics Center</b></p> 
<p>Evaluation Rank</p>	 <p>この建物のエネルギー消費量 <b>61%</b>削減 2023年5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>59%</b>削減 2023年9月27日交付 国土交通省告示に基づく 第三者認証</p>
<p>Date of certification (Expiration Date)</p>	<p>May 30, 2023 (None)</p>	<p>September 27, 2023 (None)</p>



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

Property	<p>MCUD Ageo</p> 
Evaluation Rank	 <p>この建物のエネルギー消費量 <b>152%</b>削減 2023年9月27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 27, 2023 (None)



Real Estate Resilience Certification ResReal Flood		
Property	<b>Logistics Park Noda Funakata</b> 	<b>Funabashi Logistics Center</b> 
Evaluation Rank		
Date of certification (Expiration Date)	September 29, 2023 (September 28, 2026)	September 29, 2023 (September 28, 2026)

#### 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 388.8 billion (as of the end of August 2023)

Number of investors: 169 (as of the end of August 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: 104 (as of the end of August 2023)

[For Comments or Inquiries on this Press Release]

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