

July 22, 2025

Diamond Realty Management Inc.




**Notice Concerning the Acquisition of Environmental Certifications for Properties  
in Real Estate Funds Under Management**

Diamond Realty Management Inc. (hereinafter “DREAM” ) is pleased to announce that it has acquired new environmental certifications for properties under management, based on its belief that holding environmentally conscious and sustainable properties is an important factor in fund performance.

**1. Newly Acquired Environmental Certifications**

From October 2024 to March 2025, DREAM has acquired the following new environmental certifications (please refer to the attached list of properties with environmental certifications as of March 31, 2025). Additionally, in 2024 the flagship tenant of the Boucheron Ginza Building, BOUCHERON, obtained LEED Gold certification—one of the highest ratings under the internationally recognized LEED green-building program. DREAM Private REIT Inc. (hereinafter “DPR”), for which DREAM serves as asset manager, holds a 50% quasi-co-ownership interest in the building’s trust beneficiary rights. This is the first LEED certification for a property managed by DPR.

**【BELS and ZEB】**

Property Name	Sagamihara Logistics Center	DPR Ebetsu Logistics Center	LogiSquare Itami
Property Photographs			
Rating Rank	BELS 6 stars ZEB Ready	BELS 6 stars ZEB Ready	BELS 6 stars ZEB Ready
Date of Certification (Expiration Date)	October 30, 2024 (None)	October 30, 2024 (None)	October 30, 2024 (None)
Property Name	Property Name Undisclosed (Hyogo, logistics)	OK Shinkoyasu	
Rating Rank	BELS 5 stars ZEB	BELS 5 stars	

Date of Certification (Expiration Date)	November 9, 2022* (None)	January 10, 2025 (None)
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\*Re-issue of appraisal certificate on March 21, 2025 due to change of ownership.

【 CASBEE® 】

Property Name	DPR Fukuoka Tanotsu Logistics Center	Shinyamashita Logistics Center	DPR Nagareyama Logistics Center
Property Photographs			
Certification	CASBEE - Real Estate (2021 SDGs compliant version) S rank	CASBEE - Real Estate (2021 SDGs compliant version) S rank	CASBEE - Real Estate (2021 SDGs compliant version) S rank
Date of Certification (Expiration Date)	December 24, 2024 (December 23, 2029)	December 24, 2024 (December 23, 2029)	December 24, 2024 (December 23, 2029)

Property Name	Logiport Nagareyama B	hotel MONday Akihabara Asakusabashi
Property Photographs		
Certification	CASBEE - Real Estate (2024 Edition) S rank	CASBEE - Real Estate (2024 Edition) S rank
Date of Certification (Expiration date)	March 18, 2025 (March 17, 2030)	March 31, 2025 (March 30, 2030)

【LEED】 \*Acquired by flagship tenant BOUCHERON.

Property Name	Boucheron Ginza Building
Property Photographs	
Certification	LEED v4 ID+C: Retail GOLD
Date of Certification (Expiration Date)	January 31, 2024 (None)



## 2. Outline of each certification

### ■BELS and ZEB

BELS refers to the Law Concerning the Improvement of Energy Consumption Performance of Buildings (Law No. 53 of 2015), which came into effect in April 2016. This system involves third-party organizations evaluating energy efficiency performance based on various criteria, regardless of whether the building is new or existing. Starting in April 2024, the evaluation results will be displayed using a seven-tier energy efficiency labeling system.

ZEB (Net Zero Energy Building) is a building that aims to reduce the annual primary energy consumption (direct energy consumption associated with the use of the building) to zero by generating energy through solar power generation, etc., while maintaining a comfortable indoor environment and striving to save energy through high thermal insulation and highly efficient equipment, etc., of the building. The BEI (Building Energy Index) used in the BELS evaluation is used to evaluate ZEB, so it is possible to indicate the ZEB rating in the BELS evaluation. The ZEB rating is indicated at four levels, ZEB, Nearly ZEB, ZEB Ready, and ZEB Oriented, depending on the achievement status of zero energy. For more information on BELS and ZEB, please refer to the following.

Website of the Japan Housing Performance Evaluation and Indication Association:

<https://www.hyoukakyokai.or.jp/bels/bels.html> (Japanese only)

Ministry of the Environment's website on ZEB: <http://www.env.go.jp/earth/zeb/detail/01.html> (Japanese only)

### ■CASBEE®

CASBEE® (Comprehensive Assessment System for Built Environmental Efficiency) is a system that evaluates and grades the environmental performance of buildings.

It comprehensively assesses the environmental performance of buildings, including aspects such as energy conservation, resource conservation, recycling performance, and other measures to reduce environmental impact, as well as considerations for the surrounding landscape. For more details about CASBEE®, please refer to the following.

CASBEE® website: <https://www.ibecs.or.jp/english/>

CASBEE® is a registered trademark of the Center for the Advancement of Housing and Building SDGs.

### ■LEED

LEED (Leadership in Energy & Environmental Design) is a system for evaluating the environmental performance of built environments developed and operated by the U.S. Green Building Council (USGBC), a U.S. non-profit organization, and reviewed for certification by Green Business Certification Inc. Inc. (GBCI), which evaluates the environmental performance of built environments (buildings and urban environments). Certification levels are indicated at four levels (PLATINUM,



GOLD, SILVER, and CERTIFIED) for each of the six certification systems. For more information on LEED, please refer to the following.

LEED Website: <https://www.usgbc.org/>

### **3. Future Initiatives**

Under the Purpose of "Contribute to maximizing societal Well-being through real estate management", DREAM has set a goal of achieving a 70% ratio of properties with environmental certifications by 2030. DREAM will continue to implement initiatives that anticipate changes in values and potential regulatory changes in the field of sustainability.

#### **Overview of Diamond Realty Management, Inc.**

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

Business activities: Formation and management of real estate funds and advisory and consulting services

Shareholder composition: Mitsubishi Corporation (100%)

Representative: Masafumi Manno, President and Representative Director

Established: October 2004

#### **For inquiries regarding press releases, please contact**

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- This press release does not constitute an advertisement or other similar material as defined in the Financial Instruments and Exchange Law.
- This press release is not intended as an offer by the Company to provide investment management services or to solicit specific investment products. In addition, the Company is not using this press release to solicit investment in the funds and other products described herein.
- Statements made in this press release with respect to estimates, forecasts, projections or opinions concerning future matters are not guarantees or promises that actual results will be consistent with such statements.
- Please note that this document is a translation of the official announcement that was released in Tokyo. The translation is prepared and provided for the purpose of the readers' convenience only. All readers are strongly recommended to refer to the original Japanese version of the news release for complete and accurate information.

■List of properties with environmental certifications

As of March 31, 2025

Type	Property Name	CASBEE	BELS*	Tokyo Low-Carbon Small and Medium- Sized Model Building	ResReal (Flood)	LEED
		27	31	3	4	1
Logistics	Shinyamashita Logistics Center	★★★★★ S Rank	★★★★★ (ZEB Ready)			
Logistics	Shinyamashita Logistics Center Annex		★★★★★ (ZEB Ready)			
Logistics	Ichikawa Chidoricho Logistics Center	★★★★★ S Rank	★★★★★ (ZEB Ready)			
Logistics	Daikokucho Logistics Center	★★★★★ S Rank	★★★★★			
Logistics	Logistics Park Noda Funakata	★★★★★ S Rank	★★★★★		★★ BRONZE	
Logistics	SLOGI Ichikawa	★★★★★ S Rank				
Logistics	Funabashi Logistics Center	★★★★★ S Rank	★★★★★ (ZEB Ready)		★★★ SILVER	
Logistics	Sagamihara Logistics Center		★★★★★ (ZEB Ready)			
Logistics	Kobe Minato Warehouse	★★★★★ S Rank	★★★★★ (ZEB Ready)			
Logistics	SG Realty Maishima	★★★★★ S Rank	★★★★★ (ZEB Ready)			
Logistics	MCUD Chibakita	★★★★★ S Rank	★★★★★ (ZEB Ready)			
Logistics	MCUD Honmoku	★★★★★ S Rank	★★★★★			
Logistics	DPR Noda Logistics Center	★★★★★ S Rank	★★★★★ (ZEB Ready)			
Logistics	Honmoku Logistics Center	★★★★★ S Rank	★★★★★			
Logistics	Kawasaki Mizue Logistics Center	★★★★★ S Rank	★★			
Logistics	DPR Nagareyama Logistics Center	★★★★★ S Rank	★★★★★ (ZEB Ready)		★★ BRONZE	
Logistics	DPR Hiratsuka Logistics Center	★★★★★ S Rank	★★★★★ (ZEB Ready)			
Logistics	MCUD Zama	★★★★★ S Rank	★★★★★ (ZEB Ready)			
Logistics	MCUD Kawasaki I	★★★★★ S Rank	★★★★★		★★★★ GOLD	
Logistics	Land Cube Nagoyakita		★★★★★ (ZEB Ready)			
Logistics	MCUD Tsurugashima	★★★★★ S Rank	★★★★★ (ZEB Ready)			
Logistics	MCUD Ageo	★★★★★ S Rank	★★★★★ (ZEB)			
Logistics	DPR Ebetsu Logistics Center	★★★★★ A Rank	★★★★★ (ZEB Ready)			
Logistics	LOGIPOINT Nagareyama B	★★★★★ S Rank	★★			
Logistics	MCUD Kobe-nishi		★★★★★ (ZEB Ready)			
Logistics	DPR FukuokaTanotsu Logistics Center	★★★★★ S Rank	★★★★★ (ZEB Ready)			
Logistics	LogiSquare Itami		★★★★★ (ZEB Ready)			
Logistics	MCUD・SG Realty Kawasaki		★★★★★			
Retail	Espoir Omotesando			A3		
Retail	AEON MALL Kobe kita	★★★★★ S Rank				
Retail	Boucheron Ginza Building			A4		
Office	MUZA Kawasaki (Office Part)	★★★★★ S Rank				
Logistics	MCUD Kawasaki II	★★★★★ S Rank	★★★★★ (ZEB Ready)			
Logistics	※Property name undisclosed (Located in Hyogo Prefecture / Logistics facility)		★★★★★ (ZEB)			
Retail	Summit Store Oji Sakurada-dori		★★★★★	A3		
Retail	OK Shinkoyasu		★★★★★☆			
Residence	ROYAL PARKS TOWER MINAMISENJIYU	★★★★★ S Rank				
Residence	Property in Chicago, U.S.A.					SILVER
Hotel	hotel MONday AKIHABARA ASAKUSABASHI	★★★★★ S Rank				

\*In accordance with the revision of the Energy Efficiency Performance Indication System, BELS evaluations newly certified after April 2024 will be based on the new performance indication standard, and the highest level will be indicated with 6 Stars.