

December 13, 2024

Diamond Realty Management Inc.

Announcement : Obtainment of Environmental Certification for Funds Under Management

DREAM Private REIT Investment Corporation (hereafter, "DPR") and private funds for which Diamond Realty Management Inc. is entrusted with asset management operations, etc., have obtained "Building – Housing Energy-efficiency Labeling System (BELS) Certification" for three properties, and "ZEB Ready" for two properties, as well as "CASBEE Building Assessment Certification" for one property and "Real Estate Resilience Certification ResReal (ResiReal) Flood Edition" for two properties.

1. Background

DREAM's Purpose is "We contribute to maximizing societal Well-being through real estate management". As part of our effort towards our Purpose, we have established priority areas of sustainability and individual KPIs, and are promoting well-balanced efforts in each area under strict progress management. In the part of environmental certification, DREAM aims to achieve a 70% ratio of certified properties by 2030.

In addition, DPR has set its own ESG and sustainability goals, and is working to obtain environmental certifications and energy conservation performance evaluations. In 2023, it began obtaining a ResReal Flood, which evaluates the resilience (strength, flexibility, resilience, and resistance) to natural disasters (floods) of the property. We intend to use the assessment as a reference to formulate specific countermeasures to cope with severe natural disasters in the future.

And we are promoting the obtainment of environmental certifications for private funds in accordance with the circumstances of each fund, based on the understanding of investors.

As a result, from March to September 2024, DREAM acquired environmental certifications, etc. for a total of 6 properties, bringing the ratio of certified properties (based on the total floor area) to 70.6% (up 1.6% from the end of FY2023).

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 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)

■ CASBEE®

CASBEE® is a comprehensive assessment system which evaluates the environmental impact of a given property or project. This system comprehensively evaluates the environmental performance of buildings, including aspects of environmental load reduction such as energy saving, resource saving, and recycling performance, as well as consideration for the landscape.

CASBEE Real Estate targets existing buildings that have been completed for at least one year.

CASBEE Certification for Buildings covers all uses except detached houses and is evaluated by dividing the use classification into "non-residential use" and "residential use."

The evaluation results are given a 5-level ranking ("S rank", "A rank", "B+ rank", "B- rank", and "C rank"). Please refer to the following for more information about CASBEE®.

URL(CASBEE®) : <https://www.ibecs.or.jp/CASBEE/english/index.htm>

■ 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.

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







3. Environmental Certifications

Building-Housing Energy-efficiency Labeling System (BELS) and ZEB Certification		
Property	MCUD Kobenishi 	DPR Fukuoka Tanotsu Logistics Center 
Evaluation Rank		
Date of certification (Expiration Date)	May 29, 2024 (N/A)	May 29, 2024 (N/A)

Building-Housing Energy-efficiency Labeling System (BELS)	
Property	Property name undisclosed (Located in Chiba Prefecture / Logistics facility)
Evaluation Rank	
Date of certification (Expiration Date)	March 28, 2024 (N/A)

CASBEE Building Assessment Certification	
Property	Property name undisclosed (Located in Chiba Prefecture / Logistics facility)
Evaluation Rank	Rank A 
Date of certification (Expiration Date)	July 31, 2024 (September 29, 2027)

Real Estate Resilience Certification ResReal Flood		
Property	DPR Nagareyama Logistics Center 	MCUD Kawasaki I 
Evaluation Rank	 Flood ★★ 2024 BRONZE	 Flood ★★★★★ 2024 GOLD
Date of certification (Expiration Date)	September 30, 2024 (September 29, 2027)	September 30, 2024 (September 29, 2027)

4. Future Policies

DREAM will continue to focus on changing values and the potential for institutional change in the sustainability field and aims to be a company that contributes to maximizing the well-being of society through real estate management.

Outline of DREAM Private REIT Inc.

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

Representative: Hisashi Ishiwata, Executive Officer

Establishment: 2012

Outline of Diamond Realty Management Inc.

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

Businesses Services: Real estate asset management business, advisory & consulting services

Shareholder: Wholly owned by Mitsubishi Corp.

Representative: Hisashi Ishiwata, President and CEO

Establishment: October 2004

For Comments or Inquiries on this Press Release

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