

Notice Concerning the Acquisition and Renewal of Environmental Certifications and Ratings for Properties in Real Estate Funds Under Management

August 31, 2026

Diamond Realty Management Inc.

Diamond Realty Management Inc. (hereinafter “DREAM”) is pleased to announce that several properties under its management have newly obtained and renewed environmental certifications and ratings, based on its policy that owning environmentally responsible and sustainable properties is essential to enhancing fund performance.

1 . Newly obtained and renewed environmental certifications and ratings

The environmental certifications and ratings newly obtained and renewed between April 2025 and March 2026 are set out below. Please refer to the appendix for a list of certified properties as of March 31, 2026.

【BELS and ZEB】

Property Name	COTOE Nagareyama Otakanomori (Retail Building)	COTOE Nagareyama Otakanomori (Dining Building)	LOGI LAND Yao
Property Photographs			
Rating Rank	BELS 4 stars ZEB	BELS 2 stars	BELS 6 stars ZEB Ready
Date of Certification (Expiration Date)	August 29, 2025 (None)	August 29, 2025 (None)	September 19, 2025 (None)
Application Type	Initial	Initial	Initial

Property Name	DPR Tomiya Logistics Center	Landcube Komakikita
Property Photographs		
Rating Rank	BELS 6 stars ZEB Ready	BELS 6 stars ZEB
Date of Certification (Expiration Date)	September 19, 2025 (None)	March 31, 2026 (None)
Application Type	Initial	Initial

【CASBEE®】

Property Name	Sagamihara Logistics Center	DPR Ebetsu Logistics Center	LogiSquare Itami
Property Photographs			
Rating Rank	CASBEE - Real Estate (2024 Edition) S rank	CASBEE - Real Estate (2024 Edition) S rank	CASBEE - Real Estate (2024 Edition) S rank
Date of Certification (Expiration Date)	June 30, 2025 (June 29, 2030)	June 30, 2025 (June 29, 2030)	June 30, 2025 (June 29, 2030)
Application Type	Initial	Renewal	Initial

Property Name	SG Realty Maishima	Kawasaki Mizue Logistics Center	Landcube Komakikita
Property Photographs			
Rating Rank	CASBEE - Real Estate (2024 Edition) S rank	CASBEE - Real Estate (2024 Edition) S rank	CASBEE - Real Estate (2024 Edition) S rank
Date of Certification (Expiration Date)	November 21, 2025 (November 20, 2030)	November 21, 2025 (November 20, 2030)	February 20, 2026 (February 19, 2031)
Application Type	Renewal	Renewal	Initial

Property Name	Aeon Mall Kobekita	Daikokucho Logistics Center	Logistics Park Noda Funakata
Property Photographs			
Rating Rank	CASBEE - Real Estate (2024 Edition) S rank	CASBEE - Real Estate (2024 Edition) S rank	CASBEE - Real Estate (2024 Edition) S rank
Date of Certification (Expiration Date)	February 20, 2026 (February 19, 2031)	February 20, 2026 (February 19, 2031)	February 20, 2026 (February 19, 2031)
Application Type	Renewal	Renewal	Renewal

Property Name	Kobe-Minato Warehouse	DPR Hiratsuka Logistics Center	MCUD Zama
Property Photographs			
Rating Rank	CASBEE - Real Estate (2024 Edition) S rank	CASBEE - Real Estate (2024 Edition) S rank	CASBEE - Real Estate (2024 Edition) S rank
Date of Certification (Expiration Date)	February 20, 2026 (February 19, 2031)	February 20, 2026 (February 19, 2031)	February 20, 2026 (February 19, 2031)
Application Type	Renewal	Renewal	Renewal

Property Name	MCUD Kawasaki 1	Sotetsu Fresa Inn Daimon
Property Photographs		
Rating Rank	CASBEE - Real Estate (2024 Edition) S rank	CASBEE - Real Estate (2024 Edition) S rank
Date of Certification (Expiration Date)	February 20, 2026 (February 19, 2031)	March 31, 2026 (March 30, 2031)
Application Type	Renewal	Initial

Property Name	Eslead Residence Umeda Marks	Eslead Court Abeno Showacho
Rating Rank	CASBEE - Real Estate (2024 Edition) A rank	CASBEE - Real Estate (2024 Edition) A rank
Date of Certification (Expiration Date)	March 27, 2026 (March 26, 2031)	March 27, 2026 (March 26, 2031)
Application Type	Initial	Initial



Outline of each certification

■BELS and ZEB

BELS (Building-Housing Energy-efficiency Labeling System) is one of Japan's public systems under which an independent third-party organization assesses and certifies the energy efficiency performance of buildings. Pursuant to revisions introduced under the Act on the Improvement of Energy Consumption Performance of Buildings (Act No. 53 of 2015), which came into effect in April 2016, BELS provides an official framework for assessing and certifying buildings for which real estate companies, in their sale or lease, are encouraged to disclose energy efficiency performance. Since April 2024, its performance has been ranked using seven-level ratings.

ZEB (Net Zero Energy Building) aims to reduce its annual primary energy use to net zero while maintaining a comfortable indoor environment. It saves energy through measures such as better insulation and energy-efficient equipment and generates energy using sources such as solar power. ZEB ratings use the Building Energy Index (BEI), which is also used for BELS ratings. Therefore, ZEB ratings can be included in BELS assessments. There are four ZEB rating levels: "ZEB," "Nearly ZEB," "ZEB Ready," and "ZEB Oriented."

For more information on BELS and ZEB, please see the links below.

Website of the Japan Housing Performance Evaluation and Indication Association:

<https://www.hyokakyoukai.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 Environment Efficiency) is a system for assessing and rating the environmental performance of buildings. It provides a comprehensive evaluation covering not only measures to reduce environmental impact, such as energy conservation, resource conservation, and recycling performance, but also considerations such as harmony with the surrounding landscape.

For further information on CASBEE®, please refer to the link below.

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

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

2. Future Initiatives

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



Diamond Realty Management Inc. Overview

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

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

Shareholder Composition: Mitsubishi Corporation (100%)

Representative: President and CEO, Masafumi Manno

Established: October 2004

For inquiries regarding press releases, please contact ir@mc-dream.com

- This release is not an advertisement or other similar materials which are provided for in the Financial Instruments and Exchange Act of Japan, or in any other similar laws of applicable jurisdictions.
- This press release is not intended to provide its investment management services or solicit specific investment products. In addition, by using this release, DREAM does not engage in any solicitation for acquisition of securities issued by any funds or other entity referred to in this release.
- No representations or warranty, express or implied is made as to the consistency of future results or events with any estimate, forecast, projection or opinion contained in this release.
- This release 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, 2026

Type	Property Name	CASBEE	BELS	Tokyo Low-Carbon Small and Medium- Sized Model Building	ResReal (Flood)	LEED
		32	35	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	★★★★★ S Rank	★★★★★ (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 1	★★★★★ S Rank	★★★★★		★★★★ GOLD	
Logistics	Land Cube Nagoyakita		★★★★★ (ZEB Ready)			
Logistics	MCUD Tsurugashima	★★★★★ S Rank	★★★★★ (ZEB Ready)			
Logistics	MCUD Ageo	★★★★★ S Rank	★★★★★ (ZEB)			
Logistics	MCUD Kobe-nishi		★★★★★ (ZEB Ready)			
Logistics	DPR Ebetsu Logistics Center	★★★★★ S Rank	★★★★★ (ZEB Ready)			
Logistics	DPR FukuokaTanotsu Logistics Center	★★★★★ S Rank	★★★★★ (ZEB Ready)			
Logistics	LOGIPORT Nagareyama B	★★★★★ S Rank	★★			
Logistics	LogiSquare Itami	★★★★★ S Rank	★★★★★ (ZEB Ready)			
Logistics	LOGI LAND Yao		★★★★★ (ZEB Ready)			
Logistics	MCUD・SG Realty Kawasaki		★★★★★			
Logistics	DPR Tomiya Logistics Center		★★★★★ (ZEB Ready)			
Logistics	Landcube Komakikita	★★★★★ S Rank	★★★★★ (ZEB)			
Logistics	※Property name undisclosed (Located in Hyogo Prefecture / Logistics facility)		★★★★★ (ZEB)			
Retail	Espoir Omotesando			A3		
Retail	Aeon Mall Kobekita	★★★★★ S Rank				
Retail	Boucheron Ginza Building			A4		
Retail	COTOE Nagareyama Otakanomori (Retail Building)		★★★★ (ZEB)			
Retail	COTOE Nagareyama Otakanomori (Dining Building)		★★			
Retail	Summit Store Oji Sakurada-dori		★★★★★	A3		
Retail	OK Shinkoyasu		★★★★★			
Office	MUZA Kawasaki (Office Part)	★★★★★ S Rank				
Residence	ROYAL PARKS TOWER MINAMISENJYU	★★★★★ S Rank				
Residence	Eslead Residence Umeda Marks	★★★★ A Rank				
Residence	Eslead Court Abeno Showacho	★★★★ A Rank				
Residence	Property in Chicago, U.S.A.					SILVER
Hotel	hotel MONday AKIHABARA ASAKUSABASHI	★★★★★ S Rank				
Hotel	Sotetsu Fresa Inn Daimon	★★★★★ S Rank				