

March 5th 2018

Diamond Realty Management Inc.

Announcement of CASBEE Certification

(Ichikawa Chidoricho Butsuryu center, MCUD Honmoku)

~ DREAM Private REIT's 2 Properties Acquire CASBEE's Top Rank of "S" ~

Two buildings (Ichikawa Chidoricho Butsuryu center, MCUD Honmoku) owned by DREAM Private REIT Inc. (hereinafter DPR), which has commissioned Diamond Realty Management Inc. to manage its assets, have received the "S-rank" certification by a CASBEE (Comprehensive Assessment System for Built Environment Efficiency) assessment and certification organization. The "S rank" is the highest of four levels in CASBEE certification given by CASBEE assessment and certification organizations that are licensed by the Institute for Building Environment and Energy Conservation.

Daiwa corporation, a co-holder of the trust beneficiary right over the building housing MCUD Honmoku, the tenant of the building, and DPR cooperated in winning "Certification for CASBEE for Real Estate" for the property.



Ichikawa Chidoricho Butsuryu center



MCUD Honmoku

■ Process of receiving certification

DPR has taken measures to reduce the environmental load, save energy and promote the efficient use of energy at buildings it owns, and improve the properties' environmental values by making them more environment-friendly. DPR is also cooperating with its tenants in efforts toward that end.

The aforementioned two buildings received Certification for CASBEE for Real Estate, which certifies that the properties meet the CASBEE-set standards, after a third-party organization examined the outcome of assessments by CASBEE-accredited professionals, which was released in May 2012.

■ Scheme of Certification for CASBEE for Real Estate system

CASBEE (Comprehensive Assessment System for Built Environment Efficiency/ Building environment Performance Comprehensive Assessment System) is a system which evaluate and grade the environmental efficiency of the building. It is a comprehensive assessment system for built environment efficiency, including consideration on the aspect of environment loading reduction such as energy and resources conservation, and recycle performance.

The feature of this CASBEE is that the properties are scored on each evaluation points, on each classified “1.Energy/Greenhouse gases”, “2.Water”, “3.Resources utilization and conservation”, “4.Biological diversity /ground ”, “5.Indoor environment”, by estimating the influence extent on the value of the real estate when the real estate is an environmentally considerate building.

The result of this assessment has four levels; S rank, A rank, B+ rank, B rank, and this is also another big feature.





Just after this CASBEE was presented to the public, target for assessment was mainly office properties, however since 2016, not only office or store properties but also logistic properties became a target for assessment. And in case of publishing this CASBEE on advertising or home page, it has to be certified by the CASBEE assessment and certification organizations that are licensed by the Institute for Building Environment and Energy Conservation. ,

The four properties; AEON MALL Kobe Kita, Daikokucho Butsuryu Center, Logistics Park Noda Funakata, Kobe Minato Soko which were shown on our previous announcement DREAM Private REIT’s 4 Properties Acquire CASBEE’s Top Rank of “S” on March 30th 2017, also have received the CASBEE.

※CASBEE certified properties list URL:

http://www.ibec.or.jp/CASBEE/MP_certification/CASBEE_MP_certified_buld_list.htm

■ Certification rank and point of CASBEE for Real Estate System :

Certified Properties		Certification point
Ichikawa Chidoricho Butsuryu Center  		<ul style="list-style-type: none"> · Many efforts for saving energy, such as thermal insulation, natural ventilation, and LED lighting etc. · Effective use of natural energy · Effective use of recycled materials for nonstructural element · Introduce various seeding concerning regional vegetation · Consideration for exhaust gas /reducing noise at motorway approach and nearby · view from the office/height of visual environment
CASBEE tool	CASBEE for Real Estate (2016 version)	
Certification Rank	S Rank	
Date of acquisition of certification (Effective date of Certification)	February 22, 2018 (February 21, 2023)	
MCUD Honmoku  		<ul style="list-style-type: none"> · Many efforts for saving energy, such as thermal insulation, natural ventilation, LED lighting etc. · Efforts for the effective use of great volume of water · Efforts for the all maintenance point · Introduce various seeding concerning regional vegetation · Consideration for exhaust gas /reducing noise at motorway approach and nearby · view from the office/height of visual environment
CASBEE tool	CASBEE for Real Estate (2016 version)	
Certification Rank	S Rank	
Date of acquisition of certification (Effective date of Certification)	February 22, 2018 (February 21, 2023)	

■ Future efforts

DPR will continue to implement measures to reduce the environmental load, save energy and promote the efficient use of energy at buildings it owns, and improve the properties' environmental values by making them more environment-friendly.

DPR URL: <https://dream-dpr.com/>

Overview of Diamond Realty Management Inc.:

- Head office: 16-1, Hirakawacho 2-chome, Chiyoda-ku, Tokyo
- Business services: Sales of private real estate funds/real estate management business/advisory & consulting services
- Capital: wholly owned by Mitsubishi Corp.
- President and CEO: Takashi Tsuji
- Established: 2004
- Number of employees: 73 (as of the end of September 2017)
- Diamond Realty Management Inc. URL: <http://www.mc-dream.com/>

(Notes)

- This press release does not fall under the category of advertisements or the like defined by the Financial Instruments and Exchange Act.
- This press release is not aimed at providing investment and fund management services or soliciting investors to buy specific financial instruments. Furthermore, Diamond Realty Management does not use this press release to solicit investors to buy funds or other financial instruments carried in this document.
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