

DBJ Green Building Certification of Dimus Honancho and 7 additional properties by the Development Bank of Japan Inc.

IDERA Capital Management Ltd. (“IDERA”) is pleased to announce that 8 properties IDERA manages under its Fund are now “DBJ Green Building Certification” verified as of December 24, 2020.

1 . Overview of DBJ Green Building Certification

DBJ Green Building Certification is a certification system, established in April 2011 by the Development Bank of Japan Inc., (“DBJ”). The framework aims to underpin support for real estate that places consideration toward environmental and social awareness. DBJ Green Building Certification and accreditation process evaluates buildings through a holistic approach to issue certification. The evaluation process considers environmental performance and stakeholder engagement, including but not limited to disaster prevention and community engagement to support socially and economically friendly real estate. Since February 2014, DBJ has worked in tandem with Japan Real Estate Research Institute (JREI) for the promotion of and conducting economic analysis (determining correlation between certification grade and economic value) for DBJ Green Building Certification. Please see below link for official announcement by DBJ and JREI.

<http://igb.jp/index.html>

2 . Certification of properties under management by IDERA



Property Name	<ul style="list-style-type: none"> ● Dimus Honancho ● Dimus Oimachi 	<ul style="list-style-type: none"> ● Dimus Yokohama Aokicho ● Dimus Otemachi North ● Dimus Shinagawaminami ● Dimus Mitejima ● Dimus Meguro Gyonzaka ● Dimus Mita
Certification rank		

3. Evaluated Points

Dimus Honancho and Dimus Oimachi were evaluated as Properties with exceptionally high environmental & social awareness for the first time in our management property. The evaluated points are as shown below.

- (1) Measures that focus on reduction of environmental load by actively saving energy and resources, such as installing LED lighting in common areas and private areas, also using water-saving toilets and eco-glass.
- (2) Advantages in crime prevention by adopting double security systems to entrance and elevator.
- (3) Consideration is given to the convenience and comfort of residents such as ensuring sound insulation, barrier-free at movement lines in common areas and conducting resident satisfaction surveys.

4. Overview of the properties verified

Property Name	Location • Completion	Photo
Dimus Honancho	Minamidai, Nakano-ku, Tokyo November, 2019	
Dimus Oimachi	Oi, Shinagawa-ku, Tokyo August, 2019	

<p>Dimus Yokohama Aokicho</p>	<p>Aoki-cho, Kanagawa-ku, Yokohama, Kanagawa May, 2020</p>	
<p>Dimus Otemachi North</p>	<p>Kandata-cho, Chiyoda-ku, Tokyo February, 2020</p>	
<p>Dimus Shinagawaminami</p>	<p>Kita-shinagawa, Shinagawa-ku, Tokyo June, 2018</p>	

<p>Dimus Mitejima</p>	<p>Mitejima, Nishi-yodogawa-ku, Osaka January, 2020</p>	
<p>Dimus Meguro Gyoninzaka</p>	<p>Shimomeguro, Meguro-ku, Tokyo February, 2019</p>	
<p>Dimus Mita</p>	<p>Shiba, Minato-ku, Tokyo June, 2016</p>	