

DBJ Green Building Certification of Dimus Kiyosumi shirakawa and 2 additional properties by the Development Bank of Japan Inc.

IDERA Capital Management Ltd. (“IDERA”) is pleased to announce that 3 properties IDERA manages under its Fund are now “DBJ Green Building Certification” verified as of July 6, 2021.

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 Kiyosumi shirakawa ● Dimus Kachidoki ● Dimus Esaka
Certification rank	 <p>DBJ Green Building 2021 </p> <p>Properties with excellent environmental & social awareness</p>

3 . Evaluated Points

(1) Dimus Kiyosumi shirakawa

- Consideration is given to the reduction of environmental load by actively saving energy, such as installing LED lighting and dimmable lighting in the building.

- Consideration is given to the resource saving, such as installing water-saving devices and water-saving toilets as well as advantages in crime prevention by adopting double security systems to entrance and common corridors.

(2) Dimus Kachidoki

- Consideration is given to the reduction of environmental load by actively saving energy, such as the use of double-glazing and installing LED lighting and dimmable lighting in the building.
- Considering is given to comfort of residents by securing wall thickness for sound insulation performance and adopting hot-water toilet seats.

(3) Dimus Esaka

- Consideration is given to the reduction of environmental load by actively saving energy and resources, such as installing LED lighting and dimmable lighting, as well as using renewable energy.
- Consideration is given to the convenience and comfort of residents by initiatives such as conducting enlightenment regarding saving energy, health improvement and resident satisfaction surveys.

4 . Overview of the properties verified

Property Name	Location • Completion	Photo
Dimus Kiyosumi shirakawa	Shirakawa, Koto-ku, Tokyo February, 2017	
Dimus Kachidoki	Kachidoki, Chuo-ku, Tokyo April, 2017	

Dimus Esaka

Enoki-cho, Suita-shi, Osaka
June, 2017

