

DBJ Green Building Certification of Dimus Ueno-okachimachi and 6 additional properties by the Development Bank of Japan Inc.

IDERA Capital Management Ltd. (“IDERA”) is pleased to announce that 7 properties IDERA manages under its Fund are now “DBJ Green Building Certification” verified as of December 23, 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 Ueno-okachimachi ● Dimus Toyocho II ● Dimus Kikukawa ● Dimus Kuramae ● Dimus Higashi-shinjuku ● Dimus Iriya I ● Dimus Iriya II
Certification rank	 <p>DBJ Green Building 2021 </p> <p>Properties with excellent environmental & social awareness</p>

3. Evaluated Points

The main points evaluated are as follows. *The evaluation is for each individual property and does not apply to all properties.

- (1) Energy efficiency: Consideration is given to the reduction of environmental load by actively saving energy, such as installing LED lighting, dimmable lighting and water-saving devices, water-saving toilets
- (2) Comfort of residents: Securing wall thickness, double flooring and double ceiling for sound insulation performance as well as adopting pet-friendly lifestyle
- (3) Greening: Initiatives that utilize greenery by greening the rooftop etc.
- (4) Health improvement: Initiatives such as conducting enlightenment regarding saving energy and holding health improvement events.

4. Overview of the properties verified

Dimus Ueno-okachimachi	Dimus Toyochō II	Dimus Kikukawa	Dimus Kuramae
Taito, Taito-ku, Tokyo Constructed in February, 2021	Minamisuna, Koto-ku, Tokyo Constructed in October, 2020	Tatekawa, Sumida-ku, Tokyo Constructed in August, 2020	Kuramae, Taito-ku, Tokyo Constructed in June, 2020
			
Dimus Higashi-shinjuku	Dimus Iriya I	Dimus Iriya II	
Shinjuku, Shinjuku-ku, Tokyo Constructed in September, 2020	Iriya, Taito-ku, Tokyo Constructed in December, 2019	Iriya, Taito-ku, Tokyo Constructed in February, 2020	
			