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For Immediate Release

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## Notice Concerning CASBEE for Real Estate Certification and BELS Certification

Daiwa House REIT Investment Corporation (“DHR”) hereby announces that five properties in our portfolio listed below received Comprehensive Assessment System for Built Environment Efficiency (“CASBEE”) for Real Estate Certification, and Castalia Kamiikedai, currently under reconstruction of a new building scheduled for completion in July 2025, received Building-Housing Energy-efficiency Labelling System (“BELS”) certification as well as our first ZEH-M Oriented certification.





### 1. Overview of CASBEE for Real Estate Certification







CASBEE is a method designed to comprehensively assess the environmental efficiency of buildings and promoted throughout Japan under the guidance of the Ministry of Land, Infrastructure Transport and Tourism. CASBEE for Real Estate Certification is a system where third-party institutions examine and certify assessment results prepared in accordance with CASBEE for Real Estate. The certification rating is represented by the number of stars on a four-tier (S rating: ★★★★★ to B rating: ★★) scale.

For details of CASBEE for Real Estate Certification, please refer to the following website.

Website of CASBEE Certification: <http://www.ibec.or.jp/CASBEE/english/certificationE.htm>

### 2. Rating of CASBEE for Real Estate Certification

Property name	D Project Kawagoe II	D Project Kawagoe III
Asset class	Logistics	Logistics
Rating	S 	S 
Photo		

Property name	Castalia Tower Nagahoribashi	Castalia Mibu	MIMARU Tokyo Hatchobori
Asset class	Residential	Residential	Hotel
Rating	A 	A 	A 
Photo			

### 3. Overview of BELS and ZEH-M

The Act on the Improvement of Energy Consumption Performance of Buildings (“Building Energy Efficiency Act”) calls on real estate companies and certain other parties to label the energy saving performance of buildings. BELS is a system where third-party institutions evaluate the energy saving performance of buildings based on evaluation standards set by the Ministry of Land, Infrastructure, Transport and Tourism. The BELS certification is represented by the number of stars on a seven-tier scale (★★★★★★ to no stars) for non-residential properties and residential properties equipped with facilities for renewable energy, and on a five-tier scale (★★★★ to no stars) for residential properties without facilities for renewable energy from April 2024 onward.

ZEH-M (Net Zero Energy House-Mansion) refers to an apartment house aimed to achieve zero or negative energy balance by “saving energy” as much as possible with such means as better heat insulation and introduction of high-efficiency equipment as well as “generating renewable energy” by solar power generation and other power generation methods.

Under the BELS certification system, the ZEH-M evaluation is represented in three levels: Nearly ZEH-M, ZEH-M Ready, and ZEH-M Oriented.

For details of BELS and ZEH, please refer to the following websites.


Website of BELS (in Japanese only):

<https://www.hyoukakyukai.or.jp/bels/bels.html>

“Portal Site for Energy Saving” by Agency for Natural Resources and Energy (in Japanese only):

[https://www.enecho.meti.go.jp/category/saving\\_and\\_new/saving/general/housing/index03.html](https://www.enecho.meti.go.jp/category/saving_and_new/saving/general/housing/index03.html)

4. Rating of BELS certification

Property name	Castalia Kamiikedai
Asset class	Residential
Rating	 <p>★★★★☆ ZEH-M Oriented</p>

5. Other

For details of reconstruction of Castalia Kamiikedai, please refer to the following press release dated June 25, 2024.

[Notice Concerning Acquisition of Trust Beneficiary Interests in Domestic Real Estate Associated with Reconstruction of Castalia Kamiikedai](#)

\* DHR's ESG website: <https://www.daiwahouse-reit.co.jp/en/sustainability/>