

Press Release

Issuer of Real Estate Investment Trust Securities

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Notice of Acquisition of CASBEE for Real Estate Certification and DBJ Green Building Certification

Tokyo, February 28, 2023 — Mori Trust Sogo Reit, Inc. (MTR) announced its acquisition of CASBEE for Real Estate for Ito-Yokado Shonandai. MTR announced its acquisition of DBJ Green Building Certification for two properties under its ownership, Hiroo MTR Building and Tenjin Prime.

1. CASBEE for Real Estate Certification

(1) Certification ranks of certified properties

Property (Address)	Property photograph	Certification rank
Ito-Yokado Shonandai (Fujisawa, Kanagawa)		 Rank S

(2) Points highly regarded in the evaluation

- Significantly high energy efficiency compared to a typical store of similar size, which has been achieved through the cooperative efforts of the owner and the tenant to improve environmental performance
- Given its location in an area with low disaster risk and easy access to public transportation (buses), it provides convenience as a hub of the community

(3) Overview of CASBEE for Real Estate

CASBEE (Comprehensive Assessment System for Built Environment Efficiency) is a method that is a

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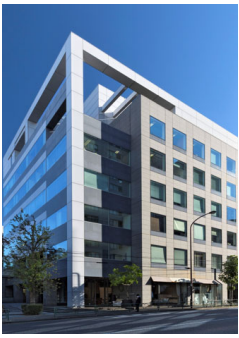


comprehensive assessment of the quality of a building, evaluating features such as interior comfort and scenic aesthetics, in consideration of environment practices that include using materials and equipment that save energy or achieve smaller environmental loads.

CASBEE for Real Estate Certification was developed with the aim of making use of the results of the environmental assessment of buildings by CASBEE in real estate evaluation. It scores buildings under each of the evaluation items in five categories, comprising "1. Energy & Greenhouse Gases", "2. Water", "3. Use of Resources & Safety", "4. Biodiversity & Sustainable Site", and "5. Indoor Environment". Based on the scores, the evaluation results are given one of four ranks: Rank S, Rank A, Rank B+, and Rank B.

For details about this certification program, refer to the CASBEE for Real Estate Certification website:
<https://www.ibec.or.jp/CASBEE/english/>

2. DBJ Green Building Certification

(1) Certification ranks of certified properties

Property (Address)	Property photograph	Certification rank
Hiroo MTR Building (Shibuya-ku, Tokyo)		 DBJ Green Building 2022  Properties with Satisfactory environmental & social awareness
Tenjin Prime (Chuo-ku, Fukuoka)		 DBJ Green Building 2022  Properties with Satisfactory environmental & social awareness

(2) Points highly regarded in the evaluation

Hiroo MTR Buildin

- Consideration for conserving energy by means such as the use of total heat exchangers for ventilation
- Consideration for improving tenant satisfaction by means such as the implementation of tenant satisfaction surveys

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- Consideration for conserving energy and resources, by means such as the use of total heat exchangers for ventilation and the adoption of water-saving specifications for washbasins and kitchenettes
- Consideration for the convenience of diverse users, by means such as installing powder rooms and small storage facilities in women's toilets, and elevators and toilets based on the concept of universal design

(3) Overview of DBJ Green Building Certification

DBJ Green Building Certification Program was launched by the Development Bank of Japan Inc.(DBJ) in April 2011 for the purpose of supporting properties which give proper care to environment and society (Green Building). The program evaluates, certifies and supports properties which are required by society and economy. It makes comprehensive assessment of properties, while evaluating various factors which range from properties' environmental features to their communication with stakeholders, such as disaster prevention and proper care for surrounding communities.

For details about this certification program, refer to the DBJ Green Building Certification website:
<http://igb.jp/en/index.html>

3. Future actions

MTR and the asset management company, MORI TRUST Asset Management Co., Ltd., recognize that efforts to improve sustainability such as environmental consideration, contribution to society and strengthening corporate governance are essential for growing unitholders' value in the mid-to-long term and therefore engage in activities with environmental and social considerations.

They will continue to make efforts to promote energy saving and GHGs emissions reduction, to contribute to recycle-oriented society and to promote the health and comfort of tenants and facility users.

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