

For Immediate Release

Real Estate Investment Trust Securities Issuer

MORI TRUST REIT, Inc.

Representative: Hiroshi Naito, Executive Director
(Securities Code: 8961)

Asset Management Company

MORI TRUST Asset Management Co., Ltd.

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Results of GRESB Real Estate Assessment

MORI TRUST REIT, Inc. (“MTR”) hereby announces that it has participated in the 2023 GRESB Real Estate Assessment and has earned the “Green Star” designation for the seventh consecutive year and it was also granted the “A” ranking in GRESB Public Disclosure. Details are as follows:

Details

1. Outline of GRESB

GRESB is an annual benchmarking assessment to measure ESG (Environmental, Social and Governance) integration of real estate companies and funds, as well as the name of organization which runs the assessment. It was founded in 2009 by a group of major European pension funds who played leading roles in launching Principles for Responsible Investment (PRI).

Currently, about 150 Investor Members use GRESB data for their investment decision-making and engagement with investees, and several institutions from Japan including Government Pension Investment Fund (GPIF) utilize GRESB Assessment results. In 2023, 2084 listed or private real estate companies/funds participated in GRESB Real Estate Assessment.

2. Results of GRESB Real Estate Assessment

MTR has earned “Green Star” designation for the seventh consecutive year by achieving high performance both in “Management Component” that evaluates policies and organizational structure for ESG promotion, and “Performance Component” that assesses environmental performance and tenant engagement of properties owned.

In this fiscal year's assessment, MTR has been recognized for its achievements, including its environmental performance such as energy consumption and GHG emissions in the properties it owns, initiatives in contributing to improving tenants' comfort and contributing to communities, relationship-building with suppliers, employees and other stakeholders, and the additional acquisition of DBJ Green Building Certification.

MTR received a “3 Stars” in GRESB Rating, which is based on GRESB Overall Score and its quintile position relative to global participants.

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3. Results of GRESB Public Disclosure Level Assessment

MTR has received the highest “A level” for the GRESB Public Disclosure, which assesses the width of ESG disclosure practices in connection with sustainability initiatives.



4. Future Initiatives

MTR and Mori Trust Asset Management Co., Ltd., the asset manager of MTR, believe that initiatives to enhance sustainability in the asset management business, including environmentally friendliness, contribution to society, and the enhancement of governance, are indispensable for enhancing unitholder value. As such, it will continue to pursue initiatives that take the environment and society into consideration.

Please refer to the following link for details of the ESG initiatives of MTR.

<https://www.mt-reit.jp/en/esg/index.html>

* MORI TRUST REIT’s website: <https://www.mt-reit.jp/en/>

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