

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.  
Representative: Hiroshi Naito,  
President and Representative Director



Contact: Nobuyuki Aizawa,  
Managing Director, General Manager,  
Strategic Management Department  
(TEL: +81-3-6435-7011)

Notice Concerning Acquisition of DBJ Green Building Certification (Kamiyacho Trust Tower)

MORI TRUST REIT, Inc. (“MTR”) hereby announced its acquisition of DBJ Green Building Certification for one of its properties (Kamiyacho Trust Tower).

Details

1. Certification Rank of Certified Property

Property (Address)	Property Photograph	Certification Rank
Kamiyacho Trust Tower (Minato-ku, Tokyo)		 <p>Properties with exceptionally high  environmental &amp; social awareness</p>

2. Points Highly Regarded in the Evaluation

The following points were evaluated for certification:

- Consideration for energy conservation of the building by reducing the air conditioning load through the adoption of a system that controls the amount of outside air based on CO<sub>2</sub> concentration, adopting low-E pair glasses and using a system that controls daylight utilization illuminance, etc.
- Consideration for disaster resistance of the building through the installation of emergency power generators, redundant power receiving equipment (three lines) and manhole toilets for disaster prevention, etc.
- Consideration for comfort and diversity of users through the installation of powder corners in the women’s restrooms, universal design elevators and restrooms, etc.

Disclaimer: This document has been translated from the Japanese-language original for reference purposes only. While this English translation is believed to be generally accurate, it is subject to, and qualified by, in its entirety, the Japanese-language original. Such Japanese-language original shall be the controlling document for all purposes.

### 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>

### 4. Future Actions

MTR and MORI TRUST Asset Management Co., Ltd. ("MTAM"), the asset management company for MTR, 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.

MTR and MTAM will also 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.

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