

For Immediate Release

Real Estate Investment Trust Securities Issuer
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(Securities Code: 8961)

Asset Management Company
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Notice Concerning Acquisition of Building-housing Energy-efficiency Labeling System (BELS) Certification (Hotel Sunroute Plaza Shinjuku)

MORI TRUST REIT, Inc. (“MTR”) hereby announced its acquisition of Building-housing Energy-efficiency Labeling System (BELS) Certification for one of its properties (Hotel Sunroute Plaza Shinjuku).

Details

1. Certification Rank of Certified Property

Property (Address)	Property Photograph	Certification Rank
<p>Hotel Sunroute Plaza Shinjuku (Shibuya-ku, Tokyo)</p>		

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.

2. Overview of BELS

BELS is a system in which a third-party evaluation organization evaluates non-residential buildings for energy efficiency and conservation performance based on the "Evaluation Guidelines for Labeling of Energy Efficiency and Conservation Performance for Nonresidential Buildings (2013)" established by the Ministry of Land, Infrastructure, Transport and Tourism.

The evaluation is labeled by a five-level scale (one star “★” to five stars “★★★★★”), with more stars labeling higher energy efficiency and conservation performance.

3. 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/>