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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 CASBEE Certification for Real Estate (Sendai MT Building and Park Lane Plaza)

MORI TRUST REIT, Inc. ("MTR") hereby announced its acquisition of CASBEE Certification for Real Estate for two of its properties (Sendai MT Building and Park Lane Plaza).

Details

1. Certification Rank of Certified Property

Property (Address)	Property Photograph	Certification Rank
Sendai MT Building (Miyagino-ku, Sendai)		RANK S
Park Lane Plaza (Shibuya-ku, Tokyo)		RANK A

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. Points Highly Regarded in the Evaluation

Sendai MT Building

- Owner and tenants are working together to improve environmental performance and demonstrate high energy efficiency.
- Conveniently located within a 3-minute walk from a public transportation (station), with little risk of disasters.
- Ensuring an environment and facilities that allow building users and local residents to get in touch with nature and familiarize themselves with it.

Park Lane Plaza

- Conveniently located within a 7-minute walk from a public transportation (station), with little risk of disasters.
- Many openings that can be opened and closed, providing appropriate natural ventilation.
- Excellent security measures such as security system, surveillance cameras, resident monitoring during the daytime, and security services at night.

3. Overview of CASBEE Certification for Real Estate

CASBEE (Comprehensive Assessment System for Built Environment Efficiency) is a method that is a 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.ibecs.or.jp/CASBEE/english/

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/

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