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For Immediate Release

Real Estate Investment Trust Securities Issuer
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Notice Concerning Acquisition of DBJ Green Building Certification (Hilton Odawara Resort & Spa, Hotel Okura Kobe and Hotel Sunroute Plaza Shinjuku)

MORI TRUST REIT, Inc. ("MTR") hereby announced its acquisition of DBJ Green Building Certification for three of its properties (Hilton Odawara Resort & Spa, Hotel Okura Kobe and Hotel Sunroute Plaza Shinjuku).

Details

1. Certification Rank of Certified Property

Property (Address)	Property Photograph	Certification Rank
Hilton Odawara Resort & Spa (Odawara-shi, Kanagawa)		DBJ Green Building 2024 Properties with exceptionally high environmental & social awareness
Hotel Okura Kobe (Chuo-ku, Kobe)		DBJ Green Building 2024 Properties with exceptionally high environmental & social awareness

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Property (Address)	Property Photograph	Certification Rank
Hotel Sunroute Plaza Shinjuku (Shibuya-ku, Tokyo)		DBJ Green Building 2024 Properties with exceptionally high environmental & social awareness

2. Points Highly Regarded in the Evaluation

Hilton Odawara Resort & Spa

- Consideration for the convenience, comfort and health of users through providing a lounge exclusive to guests, operating shuttle buses, installing aromatherapy diffusers in the lobby, and implementing fitness programs, etc.
- The high level of security and disaster prevention is ensured by the installation of security cameras, the provision of a 24-hour staffed security system, and the stockpiling of emergency supplies for guests.
- Initiatives such as the operation of school buses, cleaning of the nearest station, and the use of local ingredients are actively being implemented to promote cooperation with the surrounding area in addition to taking into account the diversity of users through measures such as large-scale exterior greening with walking space, the provision of facilities for children, and consideration for people with pets.

Hotel Okura Kobe

- Consideration for the convenience and comfort of users, such as the fitness facilities, including a gym and pool, and the excellent access to famous tourist destinations in addition to installing car sharing stations, operating shuttle buses, and providing charging spaces for electric vehicles.
- In addition to the installation of security cameras and the securing of a 24-hour staffed security system, the building also has a backup power supply and is cooperating with the local government to establish a system for accepting people who are unable to return home in the event of a disaster, etc., ensuring a high level of security and disaster prevention.
- Consideration for the diversity of users, such as the establishment of facilities for children, foreign language signage in the building, the assignment of employees who can respond in foreign languages, as well as support for day use and for accompanying pets.

Hotel Sunroute Plaza Shinjuku

- Consideration for the convenience and comfort of users through measures such as ensuring a ceiling height of at least 2,500 mm in guest rooms, introducing monitors to confirm congestion relief, operating a shuttle bus, and installing aromatherapy diffusers in the lobby.
- The high level of security is ensured by maintaining two or more layers of security at all times, installing security cameras, and ensuring a 24-hour staffed security system, etc.
- Consideration for partnerships and information disclosure, such as disclosing energy usage compared to the previous year, implementing energy conservation awareness activities through poster displays, and formulating sustainability policies for property management.

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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. Previously, the program covered four types of buildings (offices, logistics facilities, commercial facilities and residential facilities), but hotels have been added to the program as of April 2024.

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: https://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/

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