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For Immediate Release

Real Estate Investment Trust Securities Issuer
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Asset Management Company
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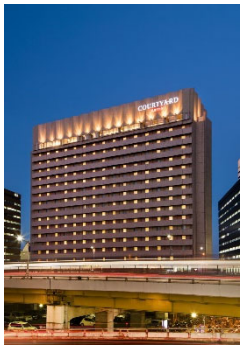
Notice Concerning Acquisition of DBJ Green Building Certification (Courtyard by Marriott Tokyo Station and Courtyard by Marriott Shin-Osaka Station)

MORI TRUST REIT, Inc. ("MTR") hereby announced its acquisition of DBJ Green Building Certification for two of its properties (Courtyard by Marriott Tokyo Station and Courtyard by Marriott Shin-Osaka Station).

Details

1. Certification Rank of Certified Properties

Property (Address)	Property Photograph	Certification Rank
Courtyard by Marriott Tokyo Station (Chuo-ku, Tokyo)		DBJ Green Building 2024 ∞∞∞ Properties with the best class environmental & social awareness
Courtyard by Marriott Shin-Osaka Station (Yodogawa-ku, Osaka)		DBJ Green Building 2024 ∞∞∞ Properties with exceptionally high environmental & social awareness

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2. Points Highly Regarded in the Evaluation

Courtyard by Marriott Tokyo Station

- The facility's disaster prevention and security are improved by the introduction of an emergency generator capable of supplying power for a week and a three-line power supply system, the installation of manhole toilets for disaster prevention, the use of a property management system to monitor entry and exit, the adoption of a seismic isolation method, and the installation of flood prevention boards to deal with the risk of flooding.
- The partnership and corporate activities are made more transparent by setting targets for energy conservation, etc., preparing BCP manuals for the property, introducing green lease agreements, and disclosing information on CO2 emissions in the properties of MTR etc.
- Convenience, comfort and health for users of the property are taken into consideration by promoting energy and resource conservation at the property by the use of renewable energy, the adoption of Low-E double glazing, and the reuse of rainwater, etc., and providing fitness facilities, rest rooms for employees, and Pure wellness rooms (Note) etc.

(Note) Pure wellness room is a clean, comfortable room with a high-quality indoor environment, created by thoroughly cleaning the air conditioning system and applying an antibacterial coating to the entire room as well as the installation of a high-performance air purifier, based on a process patented in the United States.

Courtyard by Marriott Shin-Osaka Station

- The facility's disaster prevention and security are improved by the introduction of an emergency generator and a two-line power supply system, the installation of security cameras, the use of a property management system etc. to monitor entry and exit.
- The partnership and corporate activities are made more transparent by setting targets for energy conservation, etc., preparing BCP manuals for the property, introducing green lease agreements, and disclosing information on CO2 emissions in the properties of MTR etc.
- Convenience, comfort and health for users of the property are taken into consideration by providing car sharing, fitness facilities, a lounge room for guests, and Pure wellness rooms etc.

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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