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For Immediate Release

Real Estate Investment Trust Securities Issuer
MORI TRUST REIT, Inc.
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(Securities Code: 8961)
Asset Management Company
MORI TRUST Asset Management Co., Ltd.
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Notice Concerning Results of GRESB Assessment

MORI TRUST REIT, Inc. ("MTR") hereby announces that it has acquired the following ratings in the 2025 GRESB Assessment. Details are as follows:

Details

1. Outline of GRESB

GRESB is an annual benchmarking assessment to measure ESG (Environmental, Social and Governance) integration of real estate companies and funds, as well as the name of organization which runs the assessment. It was founded in 2009 by a group of major European pension funds who played leading roles in launching Principles for Responsible Investment (PRI).

Currently, about 150 Investor Members use GRESB data for their investment decision-making and engagement with investees, and several institutions from Japan including Government Pension Investment Fund (GPIF) utilize GRESB Assessment results. In 2025, 2,382 listed or private real estate companies/funds participated in GRESB Real Estate Assessment.

2. Results of GRESB Real Estate Assessment

In the 2025 GRESB Real Estate Assessment, MTR has received a "4 Stars" in GRESB Rating, which is based on GRESB Overall Score and its quintile position relative to global participants. It also has received a "Green Star" designation for the ninth consecutive year by achieving high performance both in "Management Component" that evaluates policies and organizational structure for ESG promotion, and "Performance Component" that assesses environmental performance and tenant engagement of properties owned.

In this fiscal year's assessment, MTR has been recognized for its achievements, including promotion of energy efficiency measures, utilization of renewable energy generated from off-site of owned properties, new acquisition of green building certification for owned hotel properties, etc.

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3. Results of GRESB Public Disclosure Level Assessment

MTR has received the highest “A level” for the five-grade GRESB Public Disclosure, which assesses the width of ESG disclosure practices in connection with sustainability initiatives.

4. Future Initiatives

MTR and Mori Trust Asset Management Co., Ltd., the asset manager of MTR, believe that initiatives to enhance sustainability in the asset management business, including environmentally friendliness, contribution to society, and the enhancement of governance, are indispensable for enhancing unitholder value. As such, it will continue to pursue initiatives that take the environment and society into consideration.

Please refer to the following link for details of the ESG initiatives of MTR.
https://www.mt-reit.jp/en/esg/index.html

* MORI TRUST REIT’s website: https://www.mt-reit.jp/en/

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