

Press Release

Issuer of Real Estate Investment Trust Securities

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Acquisition of Environmental Certification and Evaluation for Owned Properties

Tokyo, March 31, 2022 — Mori Trust Sogo Reit, Inc. (“MTR”) provided an update regarding the acquisition of environmental certifications for and evaluations of properties in its portfolio. Details are as follows.

1. Acquisition of environmental certification and evaluation

MTR has recently acquired the DBJ Green Building Certification for two properties it owns (Osaki MT Building and Shin-Yokohama TECH Building). In addition, the Kamiyacho Trust Tower, a property that MTR acquired this fiscal year, received the highest evaluation rating (AAA) awarded by the Tokyo Metropolitan Government Building Energy-Saving Performance Evaluation System.

As a result, the number of properties in MTR's portfolio for which environmental certifications and evaluations were acquired (excluding land with leasehold interest) increased to 8 at the end of March 2022, which are around 53% on a number of properties basis, accounting for around 48% on a leasable area basis.

(1) DBJ Green Building Certification

Properties with excellent environmental & social awareness ★★★	Properties with high environmental & social awareness ★★	Properties with Satisfactory environmental & social awareness ★
Tokyo Shiodome Building (2021) Kioicho Building (Office) (2020) Kioicho Building (Residential) (2020)	ON Building (2019) <u>Osaki MT Building (2021)</u> Midosuji MTR Building (2019) SHIBUYA FLAG (Office) (2020)	<u>Shin-Yokohama TECH Building (2021)</u> SHIBUYA FLAG (Retail) (2020)

(Note) Years in the parentheses are the years in which the Certification was acquired or re-acquired. The underlined properties were newly certified in FY2021.

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(Outline of the System)

DBJ Green Building Certification Program was launched by the Development Bank of Japan Inc.(“DBJ”) in April 2011 to support properties that offer proper care for the environment and society (“Green Building”). The program evaluates, certifies and supports properties that are needed by society and the economy.

Please refer to the following for more information about the system.

<http://igb.jp/en/index.html>

(2) Tokyo Metropolitan Government Building Energy-Saving Performance Evaluation System

Property name	Evaluation of energy-saving	
	Heat insulation capacity of the building	Energy-saving capability of the equipment systems
Kamiyacho Trust Tower	AAA (Highest rating)	AAA (Highest rating)

(Outline of the System)

In the Building Energy-Saving Performance Evaluation System, whose objectives include the creation of a market in which high quality eco-friendly buildings are favorably evaluated, the energy-saving capacity of buildings is assessed based on the details of the Environmental Building Plans that building owners submit to the Tokyo Metropolitan Government.

Please refer to the following for more information about the system.

<https://www7.kankyo.metro.tokyo.lg.jp/building/eva/> (Japanese only)

2. Future Initiatives

MTR and the asset management company, MORI TRUST Asset Management Co., Ltd., 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, social and governance considerations.

They will 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.

Please refer to the following link for details of the ESG initiatives of MTR.

<https://www.mt-reit.jp/en/esg/index.html>

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