

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 DirectorContact: Nobuyuki Aizawa,
Managing Director, General Manager,
Strategic Management Department
(TEL: +81-3-6435-7011)

Notice Concerning Results of GRESB Real Estate Assessment

MORI TRUST REIT, Inc. (“MTR”) hereby announces that it has participated in the 2024 GRESB Real Estate Assessment and has earned the “Green Star” designation for the eighth consecutive year. 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 2024, 2223 listed or private real estate companies/funds participated in GRESB Real Estate Assessment.

2. Results of GRESB Real Estate Assessment

In the 2024 GRESB Real Estate Assessment, MTR received a “4 Stars” in GRESB Rating, which is based on GRESB Overall Score and its quintile position relative to global participants. It also won a “Green Star” designation for the 8th 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 acquisition of third-party assurance for environmental performance data, initiatives in contributing to improving tenants' comfort and contributing to communities, risk management and building relationships with stakeholders such as employees and other stakeholders.

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.



3. 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/>