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Press Release

Issuer of Real Estate Investment Trust Securities

MORI TRUST Sogo Reit, Inc.

4-3-1 Toranomon, Minato-ku, Tokyo

 Masayuki Yagi,
Executive Director
(TSE code 8961)

Asset Management Company:

MORI TRUST Asset Management Co., Ltd.

Michio Yamamoto

President and Representative Director

Contact:

Hiroshi Naito

 General Manager, Strategic Management Department,
Sogo REIT Management Division

Phone: +81-3-6435-7011

Notice of Acquisition of DBJ Green Building Certification

Tokyo, March 31, 2021 — Mori Trust Sogo Reit, Inc. (MTR) announced its acquisition of DBJ Green Building Certification for two properties under its ownership with a total of four applications of use, Kioicho Building (office / residential) and Shibuya Flag (office / retail).

1. Certification ranks of certified properties

Property (Address)	Property photograph	Certification rank	
Kioicho Building (Chiyoda-ku, Tokyo)		<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  DBJ Green Building 2020∞ </div> <div style="text-align: center;">  DBJ Green Building 2020∞ </div> </div> <p>Properties with excellent environmental & social awareness</p>	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  DBJ Green Building 2020∞ </div> <div style="text-align: center;">  DBJ Green Building 2020∞ </div> </div> <p>Properties with excellent environmental & social awareness</p>
SHIBUYA FLAG (Shibuya-ku, Tokyo)		<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  DBJ Green Building 2020∞ </div> <div style="text-align: center;">  DBJ Green Building 2020○ </div> </div> <p>Properties with high environmental & social awareness</p>	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  DBJ Green Building 2020∞ </div> <div style="text-align: center;">  DBJ Green Building 2020○ </div> </div> <p>Properties with satisfactory environmental & social awareness</p>

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2. Points highly regarded in the evaluation

Kioicho Building
(Office)

- Efforts are being made to encourage the conservation of energy and resources, such as the installation of total heat exchangers and motion sensors, and reuse of rainwater
- Consideration of convenience and comfort for tenants, such as provision of shared bicycles and conducting of tenant satisfaction surveys
- Consideration for building disaster readiness, such as the installation of emergency-use generators and receipt of power supply via three lines

(Residential)

- Consideration for conserving energy and resources, such as through the adoption of adjustable / dimmable lighting in the residential unit and use of LED lighting for common areas
- Consideration of convenience and comfort for tenants, such as provision of a trunk room and shared bicycles
- Consideration for building disaster readiness, such as the installation of emergency-use generators and receipt of power supply via three lines

SHIBUYA FLAG

(Office)

- Consideration of convenience and comfort for tenants, by ensuring that occupancy areas sufficiently meet basic specifications demanded for offices, such as column-free spaces with high ceilings, and other considerations such as equipment for bicycle parking spaces and conducting of tenant satisfaction surveys
- Efforts made to mitigate the thermal environment, such as through the use of rooftop greenery

(Retail)

- Consideration of convenience and comfort for tenants, by ensuring that retail store areas sufficiently meet basic specifications required for retail stores, such as high ceilings and suitable floor load limits, and other considerations such as equipment for bicycle parking spaces and conducting of tenant satisfaction surveys
- Efforts made to mitigate the thermal environment, such as through the use of rooftop greenery

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

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4. Future actions

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 and social 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.

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