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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 Acquisition of DBJ Green Building Certification (Shangri-La Tokyo)

MORI TRUST REIT, Inc. (“MTR”) hereby announced its acquisition of DBJ Green Building Certification for Shangri-La Tokyo (the “Property”) owned by MTR.

MTR has been promoting the acquisition of environmental certifications for its properties. With the acquisition, MTR has acquired environmental certifications for all properties (excluding land with leasehold interest).

Details

1. Certification Rank of Certified Properties

Property (Address)	Property Photograph	Certification Rank
Shangri-La Tokyo (Chiyoda-ku, Tokyo)		 <p>DBJ Green Building 2025 </p> <p>Properties with the best class environmental & social awareness</p>

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.

2. Points Highly Regarded in the Evaluation

- High comfort for guests from a well-being perspective is provided through features such as ensuring ample natural light via large windows in the grand staircase connecting the lobby level to upper and lower floors which is one of the Property's signature feature, securing unparalleled views overlooking Tokyo Station, the Imperial Palace, and Marunouchi, and creating a sense of spaciousness in guest rooms with ceilings over 3 meters high.
- High disaster resilience as an accommodation facility is provided with a structure ensuring seismic resistance exceeding 150% of the values stipulated by Building Standards Act, adoption of a dual-circuit power supply system, installation of emergency manhole toilets, and conclusion of agreements with local governments regarding the acceptance of people who have difficulty returning home to provide safety and security for guests and visitors.
- Proactive disclosure of environmental information is conducted through the establishment of partnerships among hotel operators by introducing green lease agreements etc., as well as through the formulation of environmental policies for property management, setting numerical targets for energy conservation and disclosure of CO2 emissions information for its properties.

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/>