

Press Release

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Notice of Acquisition of DBJ Green Building Certification

Tokyo, July 25, 2014 – Mori Trust Sogo Reit, Inc. (MTR) has announced that Tokyo Shiodome Building, which it owns, has acquired the DBJ Green Building Certification of the Development Bank of Japan (DBJ).

1. Outline of DBJ Green Building Certificate

Under the DBJ Green Building Certificate system (“the System”), DBJ selects properties that meet the needs of the times, assessing properties using a scoring model that DBJ has developed, to showcase properties that take into consideration not only environmental performance but also a range of stakeholders’ social demands, including disaster prevention and anticrime measures (“Green Buildings”).

For DBJ’s the details of the System, please visit the address below.

DBJ website: http://www.dbj.jp/en/service/finance/g_building/

2. Result of assessment for DBJ Green Building Certificate

Property	Tokyo Shiodome Building
Address	1-9-1 Higashishinbashi, Minato-ku, Tokyo
Rank	Properties with exceptionally high environmental & social awareness

Tokyo Shiodome Building is an eco-friendly property equipped with heat-absorbing glass for energy saving and rainwater utilization equipment for conserving natural resources. It also has facilities for a business continuity plan, including a backup power source that can supply electricity for 72 hours. Moreover, as an operating entity of Shiodome Shio-Site, the property is involved in social action programs for revitalizing the surrounding area. These are the main factors in the assessment.

Disclaimer:

This English language document is provided as a service and is not intended to be an official statement. Should a discrepancy be found, the Japanese original will always govern the meaning and interpretation.

3. MTR's future action

MTR is a comprehensive REIT, whose main sponsor is Mori Trust Co., Ltd., and invests mainly in office buildings in central Tokyo. MTR operates and manages properties it owns, using the Mori Trust Group's expertise in real estate rental and management.

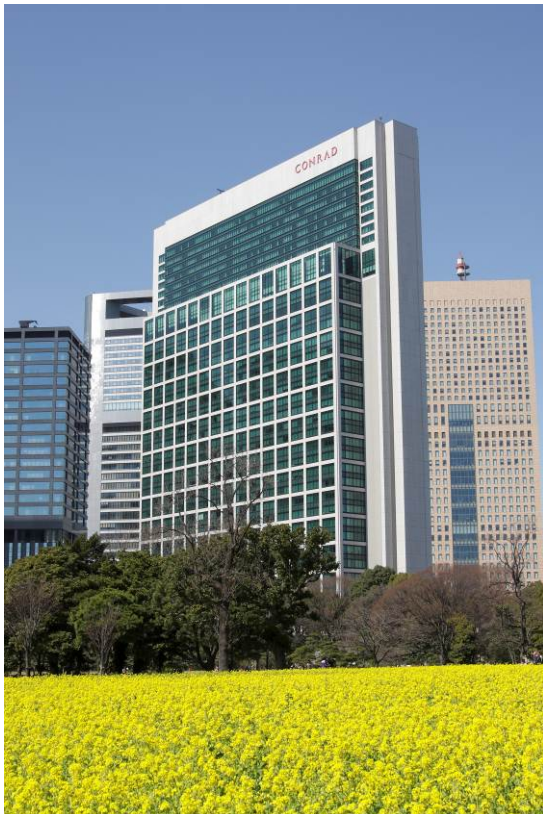
MTR will continue to take steps to enhance the eco-friendly and energy-saving features of the properties that it owns and to ensure business continuity.

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Tokyo Shiodome Building

Address	1-9-1 Higashishinbashi, Minato-ku, Tokyo
Site area	17,847 m ² (including the quasi-co-ownership interests of quasi-co-owners other than reserve assignment rights)
Total floor area	191,394.06 m ² The total floor area multiplied by the co-ownership interest of MTR (50%): 95,697.03 m ²
Completion	January 2005
Acquired	April 2010
Floors	37 floors above ground and 4 underground floors



Properties with exceptionally high
environmental & social awareness

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