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For Immediate Release

Real Estate Investment Trust Securities Issuer

MORI TRUST Hotel Reit, Inc.

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(Securities Code: 3478)

Asset Management Company

MORI TRUST Asset Management Co., Ltd.

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Notice Concerning GRESB Real Estate Assessment Results

MORI TRUST Hotel Reit, Inc. (“MORI TRUST Hotel Reit”) hereby announces that it participated in the 2020 GRESB Real Estate Assessment for the first time and acquired the status of “Green Star” as described below.

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 the organization that carries out the assessment. It was founded in 2009 by a group of major European pension funds that played leading roles in launching the Principles for Responsible Investment (PRI). Currently, more than 100 Investor Members use GRESB data for selecting investment destinations and engaging with investees, and several institutions from Japan including the Government Pension Investment Fund (GPIF) utilize GRESB Assessment results. In 2020, 1,229 listed or private real estate companies/funds participated in the 2020 GRESB Real Estate Assessment.

2. Assessment Result

In the 2020 GRESB Real Estate Assessment, MORI TRUST Hotel Reit received “3 Stars” in GRESB Rating, which is based on GRESB Overall Score and its quintile position relative to global participants. It also won “Green Star” designation 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 evaluating MORI TRUST Hotel Reit, setting of goals/policies and a business execution system relating to sustainability, risk assessment system and initiatives for tenants and community, etc. were evaluated.



Disclaimer: This document is an English translation of a press release for public announcement concerning GRESB Real Estate Assessment Results, and has not been prepared for the purpose of solicitation of investment.

3. Future Initiatives

MORI TRUST Hotel Reit and MORI TRUST Asset Management Co., Ltd., the asset management company for MORI TRUST Hotel Reit, recognize that efforts to improve sustainability such as environmental consideration, contribution to society and strengthening corporate governance through asset management operations are essential for growing unitholder value in the medium to long term, and will continue to pursue initiatives that take the environment, society and governance into consideration.

*Please refer to the following website for details of the sustainability initiatives of MORI TRUST Hotel Reit.

<http://www.mt-hotelreit.jp/en/features/esg-policy.html>

* MORI TRUST Hotel Reit's website: <http://www.mt-hotelreit.jp/en/>