

Notice Concerning GRESB Real Estate Assessment Results

## Achieved the highest rating of Five Stars for four consecutive years

Mitsubishi Estate Co., Ltd. (hereinafter the "Company") has received, for the fourth consecutive year, Five Stars, the highest rating given to the companies whose overall scores are within the top 20% globally in the GRESB Standing Investment Benchmark. The benchmark assesses the performance of company's existing portfolios in the GRESB Real Estate Assessments, a global ESG assessment of real estate companies and funds.

The Company believes that this is a result of its continued efforts in environmental and health initiatives in real estate development, such as decarbonization from the design stage and efficient water use, collaborating with outside parties such as design and construction companies, as well as increasing the acquisition of renewable energy and green building certifications.

### ■ GRESB Real Estate Assessment

- We achieved a Five Star rating in the GRESB Standing Investment Benchmark, which assesses existing property management (third year in a row).
- We achieved a Three Star rating in the GRESB Development Benchmark, which assesses new development and large-scale renovation portfolios.



### ■ GRESB evaluation results for REITs and funds managed by Mitsubishi Estate Group asset management companies

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| In Japan | Japan Real Estate Investment Corporation: 5 Stars (6th consecutive year)   |
|          | Mitsubishi Estate Logistics REIT Investment Corporation: 5 Stars (4th consecutive year)  |
| Overseas | We have also participated in GRESB for private real estate funds managed by our asset management companies in the United States, Europe, and Asia and received high evaluations. |

### ■ GRESB

The GRESB is an annual benchmark that assesses the ESG integration of real estate companies and funds, as well as the name of the assessing organization. It was founded in 2009 by a group of major European pension funds who played leading roles in launching Principles for Responsible Investment (PRI). It is the sole ESG survey specialized in the real estate sector. It is not a certification for individual real estate properties. It is characterized by its ESG assessment being conducted on a company- or fund-wide basis.

Currently, more than 150 investor members use GRESB data in their investment decision-making and engagement with investees, and several institutions in Japan, including the Government Pension Investment Fund (GPIF), utilize GRESB assessments. In 2023, 2,084 listed and unlisted real estate companies and funds were assessed by the GRESB Real Estate Assessment globally.

The Mitsubishi Estate Group will continue carrying out sustainable urban development with the aim of addressing the goal of increasing the social value set in the Long-Term Management Plan 2030 and to realize a sustainable society by steadily practicing the activities associated with the key themes defined in the Mitsubishi Estate Group 2030 Goals for SDGs.

The Group also aims to improve the assessments it receives from various ESG surveys, benchmarks, investors and many other stakeholders and enhance its corporate value by appropriately and articulately disclosing information, in addition to the promotion of individual efforts.

- Mitsubishi Estate Group sustainability site

<https://mec.disclosure.site/e/sustainability/>

- Mitsubishi Estate Group Sustainability Report 2023

<https://mec.disclosure.site/e/sustainability/report/>

- Mitsubishi Estate Integrated Report 2023

[https://www.mec.co.jp/assets/img/annual/integratedreport2023\\_e.pdf](https://www.mec.co.jp/assets/img/annual/integratedreport2023_e.pdf)

#### **[Reference] Selection by other ESG equity indexes**

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The Government Pension Investment Fund (GPIF), a Japanese pension fund that is the world's largest, has adopted the following six ESG equity indexes and passively manages its funds in connection with these indexes. The Company has continuously been selected to be a constituent of all six of these indexes.

- FTSE Blossom Japan Index
- FTSE Blossom Japan Sector Relative Index
- MSCI Japan ESG Select Leaders Index
- MSCI Japan Empowering Women Index
- S&P/JPX Carbon Efficient Index
- Morningstar Japan ex-REIT Gender Diversity Tilt Index

\* ESG-related assessments by external organizations (Mitsubishi Estate Group sustainability site)

<https://mec.disclosure.site/e/sustainability/management/evaluations/>