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Mori Trust Co., Ltd.

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PRESS RELEASE

Largest-volume real estate investment ever in the Silicon Valley area
by a Japanese corporation

Acquisition of Real Estate Properties in the Silicon Valley Area of the U.S.

Continuing from our acquisition of office buildings in Boston, one of the leading hubs of innovation in the U.S., this brings our total volume of U.S. real estate investments to over 100 billion yen



Exterior View



Exterior View from Above

This is an announcement that on March 11, 2019, Mori Trust Co., Ltd. (Head Office: Minato-ku, Tokyo; President: Miwako Date) completed the acquisition of office building properties located in the city of San Jose, California, in the Silicon Valley area of the U.S., through its U.S. subsidiary MORI America LLC.

As one of the key strategies of our “Advance2027” medium and long-term vision, our company is aiming to build a stable portfolio amidst the economic changes occurring around the world today, and has raised the goal of “investment in overseas real estate” with a scale of up to 200 billion yen.

The newly-acquired properties are located in the northern part of San Jose city, considered to be a central city in the Silicon Valley region where numerous IT-related companies have gathered together to make it a source of tremendous global innovation. The properties are surrounded by many world-leading global companies, and the area in which they are located is expected to undergo even further development in the future under San Jose city’s master plan for urban development* and its policy to encourage even greater accumulation of high-tech corporations.

The properties consist of 3 office buildings (and 1 parking garage) which have obtained Gold certification under the LEED international environmental performance evaluation system for buildings, demonstrating that they are structures with outstanding environmental characteristics. They are located within an integrated-development zone which also offers the high convenience of nearby commercial facilities and hotels. All 3 of the properties are currently at full occupancy and are intended to be operated over the long term as stable real estate assets.

By actively deploying overseas real estate investments while proceeding with domestic investments in various business areas, the Mori Trust Group will work to bring about further progress in the globalization of its businesses, and domestic business innovations which apply the information and networks it has obtained through its overseas operations.

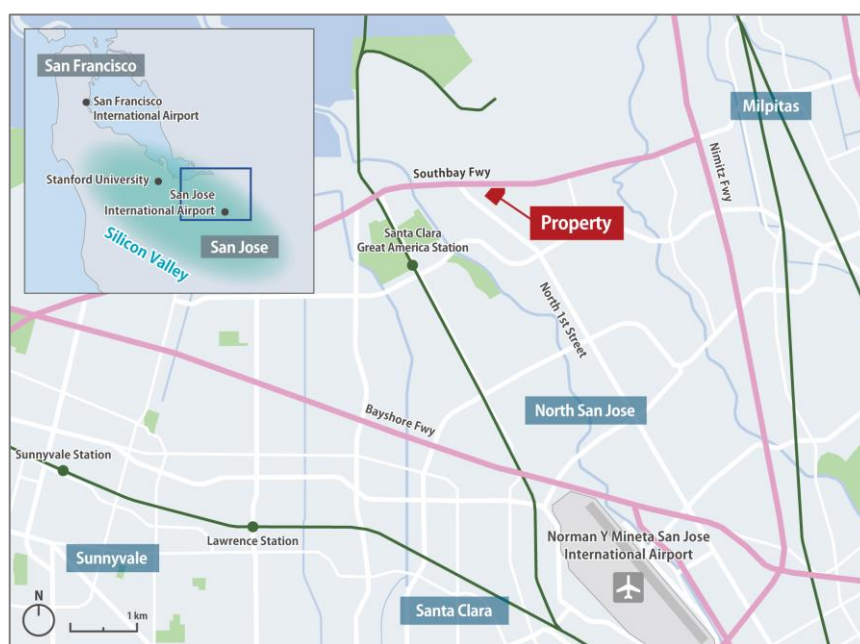
*San Jose city “North San Jose Area Development Policy”, “Envision San José 2040 General Plan”

1. Acquired Properties

(1) Overview of Properties

Property Name	110 Holger Way	120 Holger Way	130 Holger Way
Property Address	110 Holger Way, San Jose, CA	120 Holger Way, San Jose, CA	130 Holger Way, San Jose, CA
Site Area	Approx. 9.7 acres		
Rentable Area	140,043 sq. ft.	227,583 sq. ft.	236,040 sq. ft.
	Total: 603,666 sq. ft.		
No. of Floors	4 floors above ground	7 floors above ground	7 floors above ground
Property Type	Offices, Parking garage (1,687 spaces)		
Construction Type	Steel-Frame		
Year Built	2010		

(2) Vicinity Map



2. Overview of Local Subsidiary

- (1) Company Name: MORI America LLC
- (2) Member: Mori Trust Co., Ltd.
- (3) Registered Office Address: 251 Little Falls Drive, Wilmington, DE 19808 U.S.A.
- (4) Date of Establishment: November 7, 2016
- (5) Business Content: U.S. presiding company for the purpose of real estate ownership, rental, and other related businesses