

FOR IMMEDIATE RELEASE

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Mitsui Fudosan America and Akridge's 1200 Seventeenth Street Wins Two TOBY Awards

PROJECT RECEIVES HIGHEST HONORS IN THE WASHINGTON, DC REGION

(Washington, DC) The Apartment and Office Building Association of Metropolitan Washington (AOBA) honored 1200 Seventeenth Street not only with The Outstanding Building of the Year (TOBY) Award for an office building from 100,000 – 249,999 square feet, but also with the prestigious Grand TOBY. The TOBY Awards recognize excellence in building management, including property operations, client relations, community involvement, emergency preparedness, ADA provisions, preventative maintenance, security protocols, policies and procedures, and continuing education for building personnel. 1200 Seventeenth Street is owned by Mitsui Fudosan America, developed by Akridge and Mitsui Fudosan America and managed by Akridge.

“We are incredibly proud of the team at 1200 Seventeenth Street for earning this recognition,” said Joe Reilly, Vice President, Director of Property Management and Asset Services, Akridge. “Winning both the category TOBY and the Grand TOBY is a testament to the dedication, expertise, and commitment to excellence of the Akridge property management program. I am especially appreciative of the unwavering support we receive from the property ownership, Mitsui Fudosan America, to ensure that 1200 Seventeenth remains a premier office destination in Washington, DC.”

Mitsui Fudosan America and Akridge also recognize the invaluable contributions of their service partners in achieving this milestone. “Our service partners play a crucial role in the operations and success of 1200 Seventeenth Street,” said Lavon Butler, Portfolio Manager, Akridge. “We sincerely thank Admiral, P&R, Classic Concierge, Choice Plantings, Inc., Level Green Landscaping, Atlantic, Kastle, Valcourt, Restoration & Maintenance, and Rohan Commercial Contracting for their continued partnership and dedication.”

Nestled in the heart of downtown Washington, DC, 1200 Seventeenth Street stands as a testament to modern office design and superior property management. This trophy-class building offers a striking architectural presence with floor-to-ceiling glass and an open, flexible layout that caters to today's dynamic work environment. Its prime location, just blocks from Metro's Red, Blue, Orange, and Silver lines, enhances accessibility, while its LEED Gold certification and EPA ENERGY STAR label underscore Mitsui Fudosan America and Akridge's dedication to sustainability and efficiency. With premium amenities, including a state-of-the-art fitness center and a rooftop terrace boasting panoramic city views, 1200 Seventeenth delivers an exceptional workplace experience.

The TOBY Awards are nationally recognized, with local winners advancing to the regional competition and potentially to the international level. Winning both the category-specific TOBY and the Grand TOBY

further cements 1200 Seventeenth Street as one of the most outstanding office properties in the Washington, DC region.

About Akridge

Akridge serves every aspect of the real estate business through high-quality investment, development, operations. Guided by a leadership team with decades of industry experience, Akridge real estate professionals apply an owner's perspective in order to build long-term value and success. They provide design and construction management, development, finance and asset management, investment, leasing, and property management services. With offices in Washington, DC and Charlotte, NC, Akridge continues to anticipate the needs of the industry and its clients by delivering exceptional real estate experiences. For more information on Akridge, please visit www.akridge.com.

About Mitsui Fudosan America

Mitsui Fudosan America, Inc. (MFA) is the US subsidiary of Japan's largest real estate company, Mitsui Fudosan Co., Ltd., a publicly-traded company with approximately \$70 billion of assets. MFA is responsible for Mitsui Fudosan's real estate investment and development activities in North America, and is headquartered in New York, with branch offices in San Francisco, Los Angeles, Dallas and Honolulu. MFA has been an active investor in the United States since the 1970s, with a focus on the East and West Coasts and the Sun Belt. MFA's portfolio currently includes over 5,000 apartments, with an additional 6,000 units in development; almost 10 million square feet of commercial space, with over 4 million square feet in development; and over 740 hotel rooms.

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