

For Translation Purposes Only

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MHR Announces Interest Rates for Borrowings and Conclusion of Interest Rate Swap Agreement

Mori Hills REIT Investment Corporation (hereafter “MHR”) determined today the applicable interest rate for the borrowings (hereafter “Borrowings”) disclosed in the press release “MHR Announces Information on Borrowings (including Green Loans)” dated August 20, 2025 as follows. Additionally, MHR concluded today the following interest rate swap agreement regarding a portion of Borrowings.

1. Determination of Interest Rate for Borrowings

Lender (anticipated)	Borrowing amount (million yen)	Interest rate (Note 1)	Scheduled drawdown date	Repayment date (Note 2)	Method of repayment	Collateral
The Nishi- Nippon City Bank, Ltd.	500	1.215%	August 29, 2025	August 31, 2028	To be repaid in full on the principal repayment date	Unsecured/ Unguaranteed

(Note 1) The first payment date shall be the last day of February 2026 and subsequent payment dates shall be the last day of February and August every year thereafter. The last payment date shall be the principal repayment date. If the date is not a business day, the next business day shall be the date and if this next business day falls into the following month, the business day prior shall be the payment date.

(Note 2) If the repayment date is not a business day, the next business day shall be the repayment date. If this next business day falls into the following month, the business day prior shall be the repayment date.

2. Conclusion of Interest Rate Swap Agreement

(1) Purpose of Entering Interest Rate Swap Agreement

To hedge the risk of fluctuation in interest rate payments by converting to a virtual fixed rate for a portion of Borrowings .

(2) Details of the Interest Rate Swap Agreement

(a) Borrowings entered into interest rate swap agreement

Lender	Borrowing amount (million yen)	Interest rate	Drawdown date	Repayment Date (Note)
Mizuho Bank, Ltd.	1,000	6-month JBA Japanese Yen TIBOR + 0.200%	August 29, 2025	August 31, 2031

(Note) If the repayment date is not a business day, the next business day shall be the repayment date. If this next business day falls into the following month, the business day prior shall be the repayment date.

(b) Summary of Interest Rate Swap Agreement

Counterparty	Notional principal amount (million yen)	Interest rate (Note 1)		Commence-ment date	Termination Date (Note 2)
		Fixed interest rate	Fluctuating interest rate		
Mizuho Bank, Ltd.	1,000	1.51300%	6-month JBA Japanese Yen TIBOR	August 29, 2025	August 31, 2031

(Note 1) The first interest payment date shall be the last day of February 2026 and subsequent payment dates shall be the last day of February and August every year thereafter. The last interest payment date shall be the termination date. However, if any of the above dates are not a business day, the next business day shall be that date. If this next business day falls into the following month, the business day immediately prior shall be that date.

Due to the interest rate swap agreements, the interest rates for long-term loan payable for mentioned above will, in effect, be converted into fixed interest rates as 1.71300% until the termination date.

(Note 2) If the termination date is not a business day, the next business day shall be that date. If this next business day falls into the following month, the business day immediately prior shall be that date.

- MHR's website address is <https://www.mori-hills-reit.co.jp/en/>