

For Translation Purposes Only

Real Estate Investment Fund Issuer:
Mori Hills REIT Investment Corporation
(Securities Code: 3234)
1-12-32 Akasaka, Minato-ku, Tokyo
Hideyuki Isobe, Executive Director

Asset Manager:
Mori Building Investment Management Co., Ltd.
Hideyuki Isobe, President & CEO
Inquiries: Hitomi Ohishi
General Manager of Administration Department
and General Manager of Planning Department
TEL: +81-3-6234-3234

MHR Revises Forecasts of Financial Results and Dividend per Unit
for the Fiscal Period Ending July 2023

Mori Hills REIT Investment Corporation (hereinafter “MHR”) has revised its forecasts of financial results and dividend per unit for the thirty-fourth fiscal period ending July 2023 (February 1, 2023 to July 31, 2023) disclosed as of March 17, 2023, as follows.

1. Revision of Forecasts of Financial Results and Dividend per Unit for the Thirty-Fourth Fiscal Period Ending July 2023

	Operating Revenue	Operating Income	Ordinary Income	Net Income	Dividend per Unit (excluding dividend in excess of earnings)	Dividend in Excess of Earnings per Unit
Previous forecast (A)	11,215 million yen	6,896 million yen	6,360 million yen	6,359 million yen	3,050 yen	- yen
Revised forecast (B)	11,211 million yen	6,896 million yen	6,364 million yen	6,363 million yen	3,320 yen	- yen
Difference (B) – (A)	(3) million yen	0 million yen	4 million yen	4 million yen	270 yen	- yen
Rate of increase/decrease	(0.0)%	0.0%	0.1%	0.1%	8.9%	- %

<Reference>

Thirty-Fourth Fiscal Period Ending July 2023

Forecast number of investment units issued and outstanding at end of period: 1,916,330 units

Forecast net income per unit: 3,320 yen

2. Reason for the Revision

In the outlook of business results for the thirty-fourth fiscal period ending July 2023 (February 1, 2023 to July 31, 2023) in “Financial Report for the Thirty-Third Fiscal Period Ended January 31, 2023,” MHR assumed that part of the gain on transfer of Laforet Harajuku (land) will be set aside as reserve for special account for reduction entry by applying “special provisions for taxation in cases of replacement of certain assets” (Article 65-7 of the Act on Special Measures Concerning Taxation) and “special provisions for taxation in cases of establishment of special account due to transfer of certain assets” (Article 65-8 of the Act on Special Measures Concerning Taxation). However, since the acquisitions of assets regarding replacement are unlikely to be decided by the announcement of the results for said fiscal period, MHR will change the assumption to allocate the entire amount of gain on transfer to dividends as indicated in the Attachment. Since a difference of 5% or more is expected to occur in terms of dividend per unit as a result of such change as well as the reflection of the trend of the most recent financial results, MHR has decided to revise the forecasts of financial results and dividends.

(Notes)

1. The above forecasts have been calculated as of today based on the assumptions stated in the attachment, “Assumptions for Forecasts of Results for the Thirty-Fourth Fiscal Period Ending July 2023.” Therefore, actual operating revenue, operating income, ordinary income, net income, dividend per unit (excluding dividend in excess of earnings) and dividend in excess of earnings per unit may change due to factors such as change in the future acquisition or transfer of real estate, changes in the real estate market and other changes in circumstances, etc. regarding MHR. Therefore, the above forecasts do not guarantee actual performance or dividend amount.
2. MHR may revise the forecasts if it expects substantial discrepancies from the above forecasts.
3. Figures of less than one unit are rounded off and the percentage is rounded to the first decimal place. The same shall apply hereinafter.

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

(Attachment)

Assumptions for Forecasts of Results for the Thirty-Fourth Fiscal Period Ending July 2023

Item	Assumptions
Accounting Period	Thirty-Fourth Fiscal Period: February 1, 2023 - July 31, 2023 (181 days)
Investment Portfolio	<ul style="list-style-type: none">• Regarding the 11 properties held as of today, MHR assumes there will be no change in the investment portfolio (such as acquisitions of new properties or transfers of existing properties) until the end of the fiscal period ending July 2023.• In actual practice, however, the forecasts are subject to change in the investment portfolio and other factors.
Operating Revenue	<ul style="list-style-type: none">• As a result of the partial transfer of Laforet Harajuku (land), MHR assumes that gain on transfer of 1,375 million yen will be recorded.• Rent revenue of real estate is estimated based on lease agreements, etc. effective as of today, taking into account the market environment, trends among individual tenants and other factors.• MHR assumes that there will be no delinquencies or unpaid rent by tenants.
Operating Expenses	<ul style="list-style-type: none">• For expenses related to the real estate leasing business, which are major operating expenses, is expected 3,524 million yen. Expenses other than those below are calculated by referring to historical figures and adjusted to reflect variable factors.<ul style="list-style-type: none">A) For property taxes, city planning taxes, etc., 810 million yen (for six months) is expected for the fiscal period ending July 2023.B) For building maintenance and repairs, MHR recorded the estimated required amount for the respective fiscal period as 65 million yen. However, please note that the actual expenses for maintenance and repairs in the respective fiscal period may differ materially from the estimated amounts due to various reasons. For example, an unforeseeable event may cause serious damage to a building and emergency repairs may be required as a consequence. Also, maintenance and repairs are expenses that are not accrued on a regular basis and the amount of variation may vary significantly from one period to the next.C) Depreciation and amortization, which are calculated using the straight-line method with future additional capital expenditures taken into account, are expected to be 1,096 million yen.D) For property management fees, is expected to be 1,197 million yen.• For operating expenses other than expenses related to the real estate leasing business (asset management fee, asset custody fee, administrative service fees, etc.), is expected to be 791 million yen.

Non-Operating Expenses	<ul style="list-style-type: none"> • MHR expects to incur 345 million yen in interest expenses, 52 million yen in interest expenses on investment corporation bonds, and 118 million yen in borrowing expenses. • MHR expects to incur 5 million yen in amortization of investment unit issuance expenses.
Interest-Bearing Debt	<ul style="list-style-type: none"> • MHR's balance of interest-bearing debt as of today is 192,422 million yen. • MHR assumes that there will be no change to the balance of 172,122 million yen of loans payable as of today through the end of the fiscal period ending July 2023. • MHR assumes that there will be no change to the balance of 20,300 million yen of investment corporation bonds as of today through the end of the fiscal period ending July 2023.
Issuance of Investment Units	<ul style="list-style-type: none"> • The number of investment units issued and outstanding as of today is 1,916,330 units. MHR assumes that there will be no additional issuance of investment units until the end of the fiscal period ending July 2023.
Dividend per Unit (excluding dividend in excess of earnings)	<ul style="list-style-type: none"> • Dividend per unit is calculated based on the assumption that MHR will make distributions in accordance with the distribution policy set forth in its Articles of Incorporation. • The entire amount of gain on transfer from the partial transfer of Laforet Harajuku (land) (1,375 million yen) is scheduled to be allocated to dividends. • Dividend per unit may vary due to various factors, including changes in the investment portfolio, changes in rent income due to tenant replacement, unexpected repairs, changes in interest rates, or additional issuance of new investment units.
Dividend in Excess of Earnings per Unit	<ul style="list-style-type: none"> • MHR assumes at present that it will not make any cash distributions in excess of earnings (dividend in excess of earnings per unit).
Other	<ul style="list-style-type: none"> • MHR assumes that there will be no amendments to laws and regulations, taxation systems, accounting standards, listing regulations, rules of the Investment Trusts Association, Japan, etc. that would affect the above forecasts. • MHR assumes that there will be no unforeseeable material changes in general economic conditions, the real estate market, etc.