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For Translation Purposes Only

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 (Securities Code: 3234)
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MHR Announces Information on Borrowings (Green Loans)

Mori Hills REIT Investment Corporation (hereinafter “MHR”) concluded today the following borrowings.

1. Purpose of Borrowings

To be used to augment the cash on hand that decreased due to the repayment of the 1,100 million yen in long-term loans payable (Note 1) with a repayment deadline of July 31, 2025 and to fund the refinancing of the 2,650 million yen in long-term loans payable (hereinafter, “Existing Long-term Loans Payable”) that have a repayment deadline of February 27, 2026 (Note 2).

(Note 1) Please refer to the press releases “MHR Announces Information on Borrowings” dated July 19, 2017 for details.

(Note 2) Please refer to the press releases “MHR Announces Information on Borrowings and Prepayment of Borrowings” dated February 21, 2018 for details.

2. Details of Borrowings

Lender (anticipated) (Note 3)	Borrowing amount (million yen)	Interest rate (Note 1)	Scheduled drawdown date	Repayment date (Note 2)	Method of repayment	Collateral
Sumitomo Mitsui Banking Corporation	3,750	Base interest rate +0.250%	February 27, 2026	February 28, 2034	To be repaid in full on the principal repayment date	Unsecured/ Unguaranteed

(Note 1) The first payment date shall be the last day of March 2026 and subsequent payment dates shall be the last day of every month 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.

Base interest rate to be applied will be the 1-month JBA Japanese Yen TIBOR announced by the Japanese Bankers Association two business days prior to the last payment day (The first payment date shall be the drawdown date). The 1-month JBA Japanese Yen TIBOR can be confirmed on the website of General Incorporated Association JBA TIBOR Administration (<https://www.jbatibor.or.jp/english/>).

(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.
(Note 3) The Borrowings are to be procured as green loans (hereinafter "Green Loans").

Based on the green finance framework (hereinafter "Framework") formulated by MHR, the funds procured through the Green Loans are planned to be disbursed funds for refinancing the borrowings associated with the funds for the acquisition of Toranomon Hills Mori Tower etc. (including funds procured through subsequent refinancing).

For details on Framework, please refer to the MHR's website below.

https://www.mori-hills-reit.co.jp/en/outline/Sustainability/environment_initiatives/green_finance/tabid/421/Default.aspx

3. Amount of Funds, Use of Funds and Scheduled Payment Period

(1) Amount of funds to be procured: 3,750 million yen

(2) Specific use of funds and scheduled payment period

a) Specific use of funds: To be used to augment the cash on hand and to be disbursed as funds for refinancing of the Existing Long-term Loans Payable.

b) Amount: 3,750 million yen

c) Scheduled payment period: February 27, 2026

4. Borrowings, etc. after the Borrowings

(Unit: millions of yen)

	Before the Borrowings	After the Borrowings	Change
Long-term loans payable	169,222	170,322	1,100
Investment corporation bonds	20,300	20,300	0
Total interest-bearing debt	189,522	190,622	1,100

(Note) Long-term loans payable and investment corporation bonds include the current portion of long-term loans payable and investment corporation bonds within a year.

5. Other Items Required for Investors to Appropriately Understand/Judge the Concerned Information

There are no changes to the content of "1. Fund Information; 1. Fund Status; 3. Investment Risks" indicated in the Semiannual Securities Report (Japanese) for the thirty-eighth fiscal period submitted on October 29, 2025 as a result of the Borrowings.

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