

FINANCIAL REPORT

FOR THE THIRTY-NINTH FISCAL PERIOD ENDED JANUARY 31, 2026

March 17, 2026

Name of issuer:	Mori Hills REIT Investment Corporation
Stock exchange listing:	Tokyo Stock Exchange
Securities code:	3234
Website:	https://www.mori-hills-reit.co.jp/en
Representative of the investment corporation:	Hiroyuki Yamamoto, Executive Director
Name of asset manager:	Mori Building Investment Management Co., Ltd.
Representative of the asset manager:	Hiroyuki Yamamoto, President & CEO
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Scheduled date for filing of securities report:	April 22, 2026
Scheduled date for dividends payment:	April 20, 2026
Supplementary materials for financial results:	Otherwise prepared
Analyst meeting:	Scheduled

1. PERFORMANCE FOR THE THIRTY-NINTH FISCAL PERIOD ENDED JANUARY 31, 2026 (August 1, 2025 – January 31, 2026)

(1) Business Results

(Percentage change represents a period-on-period comparison)

	Operating Revenue		Operating Income		Ordinary Income		Net Income	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
Thirty-Ninth Fiscal Period	11,381	1.4	6,882	1.3	6,125	0.5	6,124	0.5
Thirty-Eighth Fiscal Period	11,223	1.2	6,795	0.4	6,094	(1.1)	6,093	(1.1)

	Net Income per Unit	Net Income to Total Net Assets	Ordinary Income to Total Assets	Ordinary Income to Operating Revenue
	Yen	%	%	%
Thirty-Ninth Fiscal Period	3,247	3.0	1.5	53.8
Thirty-Eighth Fiscal Period	3,202	3.0	1.5	54.3

(2) Dividends

	Dividends per Unit (excluding dividends in excess of earnings)	Total Dividends (excluding dividends in excess of earnings)	Dividends in Excess of Earnings per Unit	Total Dividends in Excess of Earnings	Dividend Payout Ratio	Dividend Ratio to Net Assets
	Yen	Millions of yen	Yen	Millions of yen	%	%
Thirty-Ninth Fiscal Period	3,100	5,847	—	—	95.4	2.9
Thirty-Eighth Fiscal Period	3,090	5,828	—	—	95.6	2.9

(Note1) Dividend Payout Ratio is calculated by using the formula below and is rounded down to one decimal place.

$$\text{Dividend Payout Ratio} = [\text{Total Dividends (excluding dividends in excess of earnings)} \div \text{Net Income}] \times 100$$

(Note2) The difference between Total Dividends and Net Income for the Thirty-Ninth fiscal period is mainly due to the reserve for reduction entry (281 million yen) having been accumulated.

The difference between Total Dividends and Net Income for the Thirty-Eighth fiscal period is mainly due to the reserve for reduction entry (265 million yen) having been accumulated.

(3) Financial Position

	Total Assets	Net Assets	Net Assets to Total Assets	Net Assets per Unit
	Millions of yen	Millions of yen	%	Yen
Thirty-Ninth Fiscal Period	411,231	202,979	49.4	107,610
Thirty-Eighth Fiscal Period	407,947	201,828	49.5	107,000

(4) Cash Flows

	Net Cash Provided by (Used in) Operating Activities	Net Cash Provided by (Used in) Investing Activities	Net Cash Provided by (Used in) Financing Activities	Cash and Cash Equivalents at End of the Period
	Millions of yen	Millions of yen	Millions of yen	Millions of yen
Thirty-Ninth Fiscal Period	9,245	(9,584)	(4,506)	9,329
Thirty-Eighth Fiscal Period	8,397	(8,283)	(11,150)	14,175

2. FORECAST OF RESULTS FOR THE FORTIETH FISCAL PERIOD ENDING JULY 31, 2026 (February 1, 2026 – July 31, 2026) AND THE FORTY-FIRST FISCAL PERIOD ENDING JANUARY 31, 2027 (August 1, 2026 – January 31, 2027)

(Percentage change represents a period-on-period comparison)

	Operating Revenue		Operating Income		Ordinary Income		Net Income	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
Fortieth Fiscal Period	11,184	(1.7)	6,698	(2.7)	5,819	(5.0)	5,814	(5.1)
Forty-First Fiscal Period	11,247	0.6	6,781	1.2	5,795	(0.4)	5,790	(0.4)

	Dividends per Unit (excluding dividends in excess of earnings)	Dividends in Excess of Earnings per Unit
	Yen	Yen
Fortieth Fiscal Period	3,100	—
Forty-First Fiscal Period	3,100	—

(Reference) Estimated net income per unit = [Estimated net income ÷ Estimated number of units issued and outstanding at the end of the period]

Fortieth fiscal period: ¥3,082

Forty-First fiscal period: ¥3,070

(Note1) Concerning dividends for the Fortieth Fiscal Period, the Company assumes that part of reserve for reduction entry (33 million yen) will be reversed for cash distribution.

(Note2) Concerning dividends for the Forty-First Fiscal Period, the Company assumes that part of reserve for reduction entry (56 million yen) will be reversed for cash distribution.

***OTHER**

(1) Changes in Accounting Policies, Changes in Accounting Estimates and Corrections of Errors

- (a) Changes in accounting policies in accordance with amendments to accounting standards, etc.: None
- (b) Changes in accounting policies other than (a): None
- (c) Changes in accounting estimates: None
- (d) Corrections of errors: None

(2) Number of Units Issued and Outstanding

(a) Number of units issued and outstanding at end of the period (including own units)

Thirty-Ninth fiscal period: 1,886,235 units Thirty-Eighth fiscal period: 1,886,235 units

(b) Number of own investment units at end of the period

Thirty-Ninth fiscal period: 0 units Thirty-Eighth fiscal period: 0 units

(Note) For the number of investment units used as the basis for calculating net income per unit, please refer to “Per unit Information” on page 33

* This financial report is not subject to audit procedures by certified public accountants or accounting firms.

*** Special note**

The forecast of results and other forward-looking statements contained in this document are based on information currently available to and certain assumptions deemed reasonable by Mori Hills REIT Investment Corporation (the “Company”). Accordingly, actual results, etc. may differ materially due to a variety of factors. Furthermore, these forecasts shall not be construed as a guarantee of dividends. For the assumptions underlying the forecasts of results, please refer to “Assumptions of Forecasts of Results for the Fortieth Fiscal Period Ending July 31, 2026 (February 1, 2026 – July 31, 2026) and the Forty-First Fiscal Period Ending January 31, 2027 (August 1, 2026 – January 31, 2027)” presented on pages 10 to 11.

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1. MANAGEMENT STATUS

(1) Management Status

(a) Overview of the Fiscal Period

a) Brief Background of the Investment Corporation

The Company was incorporated by Mori Building Investment Management Co., Ltd. (the Company's Asset Manager) on February 2, 2006 under the Act on Investment Trusts and Investment Corporations (Act No. 198 of 1951, as amended) (the "Investment Trust Act"), and was listed on the Real Estate Investment Trust Section of Tokyo Stock Exchange, Inc. (the "Tokyo Stock Exchange") on November 30, 2006 (Securities Code: 3234).

In the fiscal period under review (Thirty-Ninth fiscal period: August 1, 2025 to January 31, 2026), as of the end of the Thirty-Ninth fiscal period, the total number of investment units issued and outstanding was 1,886,235.

b) Investment Environment and Business Performance

(i) Investment Environment

In the thirty-ninth fiscal period, the Japanese economy continued to be affected by price hikes, with some weakness in consumer spending, and exports slowed due to the impact of US trade policy, resulting in a stalling of economic improvement.

In such an economic environment, the rental office market experienced a consistent decline in vacancy rates and a gradual rise in rents, due to ongoing relocation demands for purposes that include businesses expanding operations, improving locations, and upgrading office-grades. As for the luxury rental housing market, although supply has increased due to large-scale redevelopments in central Tokyo, occupancy rates and rent levels remained solid, driven by ongoing stable demand for quality housing. In terms of the real estate brokerage market, transaction volume remained at a high level despite interest rates recently trending upward, thanks to sustained investment appetite from domestic and foreign investors, persistently high transaction prices, and the boost provided by major transactions from foreign-affiliated corporations.

(ii) Business Performance

In the thirty-ninth fiscal period, the Company strove to maintain and enhance tenant satisfaction through measures such as efficient and systematic operational management and maintenance and repair of properties in its portfolio by better understanding tenant needs. Moreover, the Company maintained and enhanced occupancy rates and rents by proactively launching leasing activities targeting new and existing tenants while foreseeing trends in rental market conditions.

The Company's real estate portfolio, as of the end of the thirty-ninth fiscal period, was comprised of 11 properties (Note 1) under management with a total leasable area of 185,381.73m². The Company has already invested 416,049 million yen (based on the acquisition price) into this portfolio. The occupancy rate at the end of the thirty-ninth fiscal period (Note 2) was 98.9%.

(Note 1) With regard to Roppongi View Tower, the Company acquired the trust beneficiary interest in 6% co-ownership interest on March 22, 2006 and the trust beneficiary interest in 40% co-ownership interest on April 13, 2006. However, the Company treats these as one property for the purpose of calculating the number of properties in the portfolio. On April 1, 2014, a split of co-owned property by the method of division in kind was conducted, resulting in the trust beneficiary interest in 6% co-ownership interest becoming trust beneficiary interest in compartmentalized ownership for 12 units and the trust beneficiary interest in 40% co-ownership interest becoming trust beneficiary interest in compartmentalized ownership for 80 units. The same applies hereafter.

With regard to ARK Mori Building, the Company made acquisitions as follows to date. However, the Company treats these as one property for the purpose of calculating the number of properties in the portfolio. The same applies hereafter.

- i) Trust beneficiary interest in compartmentalized ownership for the 13th floor portion on March 22, 2006.
- ii) 75% trust beneficiary interest quasi co-ownership interest in compartmentalized ownership for the 12th and 22nd floor portions on March 28, 2008.
- iii) The remaining 25% trust beneficiary interest quasi co-ownership interest in compartmentalized ownership for the 12th and 22nd floor portions on September 30, 2008.
- iv) 50% co-ownership interest in compartmentalized ownership for the 23rd floor portion on March 23, 2010. On March 18, 2011, the co-ownership interest was subsequently entrusted and the Company has held trust beneficiary interest therein.
- v) Trust beneficiary interest in the remaining 50% co-ownership interest in compartmentalized ownership for the 23rd floor portion and compartmentalized ownership for the 25th floor portion on March 18, 2011.
- vi) Trust beneficiary interest in compartmentalized ownership for the 4th, 15th and 24th floor portions on August 1, 2011.
- vii) Trust beneficiary interest in compartmentalized ownership for the area used as district heating and cooling on the 1st floor and below ground 1st to 4th floor portions on April 1, 2013.

With regard to Akasaka Tameike Tower, the Company made acquisitions as follows to date. However, the Company treats these as one property for the purpose of calculating the number of properties in the portfolio. The same applies hereafter.

- i) Trust beneficiary interest in office and shop areas (including parts of storage areas, parking lots, etc.) (approximately 35.5% of total exclusive floor area) on September 30, 2008.
- ii) Trust beneficiary interest in residential area (including parts of parking lots, etc.) (approximately 30.0% of total exclusive floor area) on March 18, 2011.

With regard to Roppongi Hills Mori Tower, the Company made acquisitions as follows to date. However, the Company treats these as one property for the purpose of calculating the number of properties in the portfolio. The same applies hereafter.

- i) 50% co-ownership interest in compartmentalized ownership for the 24th floor portion on March 23, 2010. On August 1, 2011, the co-ownership interest was subsequently entrusted and the Company has held trust beneficiary interest therein.
- ii) Trust beneficiary interest in compartmentalized ownership for the 23rd floor portion and the remaining 50% co-ownership interest in compartmentalized ownership for the 24th floor portion on August 1, 2011.
- iii) Trust beneficiary interest in compartmentalized ownership for the 19th and 22nd floor portions on October 1, 2013.
- iv) Trust beneficiary interest in compartmentalized ownership for the 20th floor portion on August 1, 2014.
- v) Trust beneficiary interest in compartmentalized ownership for the 28th floor portion on September 16, 2015.
- vi) Trust beneficiary interest in compartmentalized ownership for the 25th floor portion on February 1, 2016.
- vii) Trust beneficiary interest in compartmentalized ownership for the 26th, 27th and 29th floor portions on April 1, 2016.

With regard to Atago Green Hills, the Company made acquisitions as follows to date. However, the Company treats these as one property for purpose of calculating the number of properties in the portfolio. The same applies hereafter.

- i) 45% trust beneficiary interest quasi co-ownership interest in co-ownership interest in ownership and compartmentalized ownership of Atago Green Hills' 3 buildings (MORI Tower, Forest Tower and Plaza), as well as co-ownership interest in ownership of the sites and quasi co-ownership interest in leasehold rights and easement of the sites (approximately 20.0% of total exclusive floor area) on May 1, 2012.
- ii) 29% trust beneficiary interest quasi co-ownership interest in co-ownership interest in ownership and compartmentalized ownership of Atago Green Hills' 3 buildings (MORI Tower, Forest Tower and Plaza), as well as co-ownership interest in ownership of the sites and quasi co-ownership interest in leasehold rights and easement of the sites (approximately 12.9% of total exclusive floor area) on April 1, 2013.

With regard to Toranomori Hills Mori Tower, the Company made acquisitions as follows to date. However, the Company treats these as one property for the purpose of calculating the number of properties in the portfolio. The same applies hereafter.

- i) 7% quasi co-ownership interest in the trust beneficial interests in 87.95% co-ownership interest in compartmentalized ownership for the 28th to 35th floor portions (approximately 1.0% of total exclusive floor area) on August 1, 2017.
- ii) 7% quasi co-ownership interest in the trust beneficial interests in 87.95% co-ownership interest in compartmentalized ownership for the 28th to 35th floor portions (approximately 1.0% of total exclusive floor area) on March 1, 2018.
- iii) 36% quasi co-ownership interest in the trust beneficial interests in 87.95% co-ownership interest in compartmentalized ownership for the 28th to 35th floor portions (approximately 5.0% of total exclusive floor area) on September 3, 2018.
- iv) 17% quasi co-ownership interest in the trust beneficial interests in 87.95% co-ownership interest in compartmentalized ownership for the 28th to 35th floor portions (approximately 2.4% of total exclusive floor area) on September 1, 2020.
- v) 11% quasi co-ownership interest in the trust beneficial interests in 87.95% co-ownership interest in compartmentalized ownership for the 28th to 35th floor portions (approximately 1.5% of total exclusive floor area) on August 2, 2021.
- vi) 10% quasi co-ownership interest in the trust beneficial interests in 87.95% co-ownership interest in compartmentalized ownership for the 28th to 35th floor portions (approximately 1.4% of total exclusive floor area) on July 1, 2025.
- vii) 11.9% quasi co-ownership interest in the trust beneficial interests in 87.95% co-ownership interest in compartmentalized ownership for the 28th to 35th floor portions (approximately 1.7% of total exclusive floor area) on December 1, 2025.

With regard to Holland Hills Mori Tower, the Company made acquisitions as follows to date. However, the Company treats these as one property for the purpose of calculating the number of properties in the portfolio. The same applies hereafter.

- i) 57% quasi co-ownership interest in the trust beneficial interests in compartmentalized ownership of the 3rd-4th, part of the 5th, 14-18th and 22nd-24th floors (approximately 27.6% of total exclusive floor area) on August 1, 2017.
- ii) 15% quasi co-ownership interest in the trust beneficial interests in compartmentalized ownership of the 3rd-4th, part of the 5th, 14-18th and 22nd-24th floors (approximately 7.3% of total exclusive floor area) on March 1, 2018.
- iii) 28% quasi co-ownership interest in the trust beneficial interests in compartmentalized ownership of the 3rd-4th, part of the 5th, 14-18th and 22nd-24th floors (approximately 13.6% of total exclusive floor area) on September 3, 2018.

(Note 2) The occupancy rate at the end of the fiscal period is calculated by dividing the aggregate of the total leased area for all properties at the end of the fiscal period by the aggregate of the total leasable area for all properties at the end of the fiscal period, which is rounded off to one decimal place.

c) Overview of Fund Procurement

In the fiscal period under review, the Company took out long-term loans payable in the amount of 3,500 million yen to fund the acquisition of new properties, etc. In addition, the Company took out long-term loans payable in the amount of 8,894 million yen to allocate cash on hand, which was reduced by repayment in the amount of 834 million yen in long-term loans payable due May 30, 2025, and to refinance existing long-term loans payable in the amount of 8,060 million yen. The Company also issued investment corporation bonds in the amount of 2,000 million yen to redeem investment corporation bonds in the amount of 5,000 million yen, and used cash on hand in the amount of 3,000 million yen for redemption.

As a result, as of the end of the thirty-ninth fiscal period, a) the balance of loans payable stands at 169,222 million yen (all of these are long-term loans payable (of which, the current portion of long-term loans payable is 19,884 million yen)), b) the balance of investment corporation bonds stands at 20,300 million yen (of which, the current portion of investment corporation bonds is 7,300 million yen), and c) the balance of interest-bearing debt stands at 189,522 million yen.

With regard to the debt, in addition to the 20,300 million yen in investment corporation bonds and 19,579 million yen in long-term loans payable that have fixed interest rates, the Company utilizes interest rate swaps to in effect convert the interest rates for loans payable that have floating interest rates into fixed interest rates in order to hedge against the risk of upward fluctuations in interest rates. Such measures have been taken for 102,083 million yen of the 149,643 million yen in long-term loans payable that have such floating

interest rates (the ratio of fixed rate debt against total interest-bearing debt as of the end of the thirty-ninth fiscal period is 74.9%). With respect to future debt, the Company will strive to minimize refinancing risks by diversifying repayment dates for such debt.

As of the end of the thirty-ninth fiscal period, the Company has obtained an AA long-term issuer rating (rating outlook: stable) from Japan Credit Rating Agency, Ltd.

(Note) Short-term loans payable are loans payable with a term of one year or less (from the drawdown date to the repayment date) and long-term loans payable are loans payable with a term of over one year (from the drawdown date to the repayment date). The same applies hereafter.

d) Overview of Business Results and Distributions

The asset management activities described above resulted in the Company recording in the thirty-ninth fiscal period 11,381 million yen in operating revenue, 6,882 million yen in operating income, 6,125 million yen in ordinary income and 6,124 million yen in net income.

With regard to dividends, pursuant to the terms of the distribution policy set forth in Article 37 (1) of the Company's Articles of Incorporation, the amount of dividends shall be in excess of an amount equivalent to 90% of the Company's earnings available for dividends as defined in Article 67-15 of the Special Taxation Measures Law, but not in excess of the amount of earnings as defined in Article 136, Paragraph 1 of the Investment Trust Act. In addition, in the fiscal period under review, the Company has allocated a portion of the revenue from transfer of Laforet Harajuku (Land) in December 2025 as a reserve 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). As a result, the Company decided to pay out dividends of earnings (5,847,328,500 yen), which is the maximum integral multiple of the total number of investment units issued and outstanding (1,886,235 units), out of the amount remaining after reserving the said reserve amount and retained earnings carried forward from the unappropriated retained earnings.

As a result, the Company declared dividends per unit of 3,100 yen.

(b) Outlook for the Next Fiscal Period

a) Future Management Policy

Pursuant to the Company's investment policy, the Company will seek to grow and increasingly enhance the profitability and value of assets under management by focusing on the competitiveness and the ability to create value attributable to "urban" areas (central Tokyo being the core area) and concentrating investment into "urban" areas. Specifically, the Company will seek to develop an urban portfolio centered on office buildings, residential properties, and retail and other facilities with competitive advantages in terms of quality, scale, and other specifications that can maintain a strong competitive position into the future and that are situated in "Premium Areas" ("Premium Properties" (Note)). The quintessential example is the "Hills" brand of large redevelopment properties exhibiting high creativity and added-value in a manner that has been developed and perfected over the years by the Mori Building Group.

With respect to the management of properties in the portfolio, the Company will seek to ensure stable revenue over the medium to long term and maintain and enhance the asset value of its portfolio by adopting the basic policy of enhancing tenant satisfaction and conducting rational, efficient and systematic asset management and administration.

In addition, the Company will continue to seek maximization of unitholder value by maintaining and increasing dividends continuously while retaining stability of earnings through fixed-rent master leases alongside actively pursuing external growth utilizing the property pipeline of Mori Building Group.

(Note) Premium Properties refer to properties with competitive advantages in terms of quality, scale, and other specifications that can maintain a superior competitive position into the future and that are situated in "Premium Areas" (Tokyo's five central wards (Minato Ward, Chiyoda Ward, Chuo Ward, Shinjuku Ward and Shibuya Ward) and their vicinity; the same applies hereafter), where the Mori Building Group (Mori Building Co., Ltd., Mori Building Co., Ltd.'s consolidated subsidiaries and equity-method affiliates of Mori Building Co., Ltd., that conduct business in Japan; the same applies hereafter) can fully demonstrate its brand/marketing strength and facilities management capabilities, etc.

b) Significant Subsequent Events

(i) Asset transfer

The Company made the resolution at its Board of Directors' meeting held on March 17, 2026, to additionally transfer a part of Laforet Harajuku (Land).

The buyer Mori Building Co., Ltd. constitutes an interested party, etc. of the Company's Asset Manager, and the transaction constitutes a transaction with an interested party, etc. as defined in the Investment Trust Act. Accordingly, to comply with applicable laws and regulations and with the asset management agreement, as well as to prevent the interests of the Company from being negatively impacted with respect to the transfer price and other terms and conditions, the Asset Manager has taken steps pursuant to the Related Parties Transaction Guidelines.

i) Overview of Transfer

Property name	Laforet Harajuku (Land)	
Asset to be transferred	Trust beneficiary interest (Note 1) ((1): 5% quasi co-ownership interest)	Trust beneficiary interest (Note 1) ((2): 5% quasi co-ownership interest)
Book value	1,103 million yen (Note 2)	1,103 million yen (Note 2)
Transfer price	2,365 million yen (Note 3)	2,365 million yen (Note 3)
Gain (loss) on transfer	1,256 million yen (Note 4)	1,254 million yen (Note 4)
Sales agreement date	March 17, 2026	
Anticipated Transfer date	July 1, 2026	December 1, 2026
Buyer	Mori Building Co., Ltd	

(Note 1) The Company plans to transfer trust beneficiary interest in ownership of land (land of Laforet Harajuku; hereafter the "Property") to which fixed-term business-use leasehold rights are attached for the purpose of owning retail and other facilities. However, the Company will continue to hold the remaining 34% of the quasi co-ownership interest in the trust beneficiary interest.

(Note 2) Book value indicates the estimate of the book value of the property as of the anticipated transfer date based on the book value as of January 31, 2026.

(Note 3) The transfer price does not include transfer-related costs and other expenses.

(Note 4) The gain (loss) on transfer represents the amount obtained by deducting the book value and transfer-related costs from the transfer price above.

ii) Details of the Asset to be transferred

Details of the Asset to be transferred		
Property name	Laforet Harajuku (Land)	
Type of specified asset	Trust beneficiary interest ((1): 5% quasi co-ownership interest and (2): 5% quasi co-ownership interest)	
Trustee	Sumitomo Mitsui Trust Bank, Ltd.	
Trust establishment period	From July 1, 2022 to July 31, 2042	
Location (Residential indication)	1-11-6 Jingumae, Shibuya-ku, Tokyo	
Area (Note 1)	2,565.06 m ²	
Form of ownership	Ownership	
Book value	(1) : 1,103 million yen (2) : 1,103 million yen	
Transfer price	(1) : 2,365 million yen (2) : 2,365 million yen	
Gain (loss) on transfer	(1) : 1,256 million yen (2) : 1,254 million yen	
Appraisal	Appraiser	Japan Real Estate Institute
	Appraisal value (Note 2)	4,730 million yen (Appraisal date: February 1, 2026)
Anticipated Transfer date	(1) : July 1, 2026 (2) : December 1, 2026	
Content of lease (As of March 17, 2026)		
Lessee	Mori Building Ryutsu System Co., Ltd.	
Type of agreement	Fixed-term business-use land lease agreement	
Term of agreement	From September 15, 2010 to September 14, 2030 (20 years)	
Gross rent income (annual rent) (Note 3)	145,440,000 yen	
Deposits/ Guarantees	None	
Total leasable floor area (Note 4)	256.51 m ²	
Total leased floor area (Note 5)	256.51 m ²	
Other special consideration	None	

(Note 1) Area is the area of the entire site as indicated in the real estate registry.

(Note 2) The appraisal value represents the figure for the 10% quasi co-ownership interest in the trust beneficiary interest.

(Note 3) The gross rent income (annual rent) represents the figure obtained by multiplying the monthly rent indicated in the rent review memorandum related to the agreement for establishing the fixed-term business-use leasehold rights by the 10% quasi co-ownership interest in the trust beneficiary interest, rounding down the amount below the unit and multiplying that amount by 12.

(Note 4) The total leasable floor area represents the figure obtained by multiplying the floor area deemed leasable to the lessee by the 10% quasi co-ownership interest in the trust beneficiary interest, rounded to the second decimal place.

(Note 5) The total leased floor area represents the figure obtained by multiplying the floor area leased to the lessee by the 10% quasi co-ownership interest in the trust beneficiary interest, rounded to the second decimal place.

(Note 6) In the case either the Company or Mori Building Co., Ltd, which is the buyer, is to transfer the quasi co-ownership interest in trust beneficiary interest it holds to a third party, written approval from the other holder(s) of the quasi co-ownership interest is necessary.

(ii) Repurchase of Own Investment Units

The Company made the resolution at its Board of Directors' meeting held on March 17, 2026, to decide on matters relating to the repurchase of its own investment units under Article 80-2 of the Act on Investment Trusts and Investment Corporations, which was applied by replacing the provisions of Article 80-5, Paragraph 2 of the same Act.

The Company plans to retire all the repurchased investment units during the fiscal period ending July 31, 2026.

i) Reason for Repurchase of Own Investment Units

The Company conducted a comprehensive review of its investment unit price level, available cash on hand, financial market trends, the financial condition, and other factors. As a result, The Company has determined that increasing capital efficiency and returning profits to unitholders through the repurchase and retirement of own investment units will lead to an increase in unitholder value over the medium to long term, and has therefore decided to repurchase its own investment units.

ii) Details of the Repurchase

(1) Total number of investment units to be repurchased	6,800 units (maximum) 0.36% of the total number of issued and outstanding investment units (excluding the number of own investment units)
(2) Total amount of investment units repurchased	1,000 million yen (maximum)
(3) Repurchase method	Market purchase on the Tokyo Stock Exchange pursuant to a discretionary transaction agreement with a securities company regarding the repurchase of own investment units
(4) Repurchase period	March 18, 2026 to July 10, 2026

(Reference Information)

Funds for Refinancing

To be used to replenish cash on hand reduced by repayment of 1,100 million yen in long-term loans payable due July 31, 2025, and for refinancing of 2,650 million yen in long-term loans payable due February 27, 2026, the Company borrowed the funds described below.

Lender	Borrowing amount (million yen)	Interest Rate (Note 1)	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).

(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.

c) Outlook of Business Results

The Company expects the following business results for the fortieth fiscal period (February 1, 2026 to July 31, 2026) and the forty-first fiscal period (August 1, 2026 to January 31, 2027). For the assumptions underlying the forecasts of results, please refer to “Assumptions of Forecasts of Results for the Fortieth Fiscal Period Ending July 31, 2026 (February 1, 2026 – July 31, 2026) and the Forty-First Fiscal Period Ending January 31, 2027 (August 1, 2026 – January 31, 2027)” presented below.

Fortieth Fiscal Period Ending July 31, 2026 (February 1, 2026 – July 31, 2026)

Operating revenue	¥ 11,184 million
Operating income	¥ 6,698 million
Ordinary income	¥ 5,819 million
Net income	¥ 5,814 million
Dividends per unit	¥ 3,100
(excluding dividends in excess of earnings)	
Dividends in excess of earnings per unit	¥—

Forty-First Fiscal Period Ending January 31, 2027 (August 1, 2026 – January 31, 2027)

Operating revenue	¥ 11,247 million
Operating income	¥ 6,781 million
Ordinary income	¥ 5,795 million
Net income	¥ 5,790 million
Dividends per unit	¥ 3,100
(excluding dividends in excess of earnings)	
Dividends in excess of earnings per unit	¥—

(Note) The forecasted figures above are calculated as of today based on certain assumptions. Forecasts for operating revenue, operating income, ordinary income, net income, dividends per unit and dividends in excess of earnings per unit may differ from actual results due to changes in operating conditions and a variety of factors. Furthermore, these forecasts shall not be construed as a guarantee of dividends.

Assumptions of Forecasts of Results for the Fortieth Fiscal Period Ending July 31, 2026 (February 1, 2026 – July 31, 2026) and the Forty-First Fiscal Period Ending January 31, 2027 (August 1, 2026 – January 31, 2027)

Item	Assumptions
Accounting Period	Fortieth fiscal period: February 1, 2026 – July 31, 2026 (181 days) Forty-First fiscal period: August 1, 2026 – January 31, 2027 (184 days)
Portfolio Assets	<ul style="list-style-type: none"> • Regarding the 11 properties held as of the end of the fiscal period ended January 31, 2026, the Company has reflected the impact of the transfer of part of Laforet Harajuku (Land) scheduled on July 1 and December 1, 2026. • The actual portfolio assets may differ from this assumption due to additional changes.
Operating Revenue	<ul style="list-style-type: none"> • Rent revenues are estimated based on lease agreements, etc., taking into account the market environment, the trends of individual tenants and other factors. • Gain on transfer of the above portfolio assets is expected to be 1,256 million yen for the fiscal period ending July 31, 2026 and 1,254 million yen for the fiscal period ending January 31, 2027. • The Company assumes that there will be no delinquencies or non-payment of rents by tenants.
Operating Expenses	<ul style="list-style-type: none"> • For expenses related to properties, major operating expenses of 3,743 million yen and 3,725 million yen are expected for the fiscal periods ending July 31, 2026 and January 31, 2027, respectively. Expenses other than those below are calculated by referring to historical figures and adjusted to reflect variable factors. <ul style="list-style-type: none"> (i) For property taxes, city planning taxes, etc., 857 million yen (for six months) and 867 million yen (for six months) are expected for the fiscal period ending July 31, 2026 and January 31, 2027, respectively. In addition, the property taxes, city planning taxes, etc. associated with a portion of Toranomom Hills Mori Tower acquired on December 1, 2025 was calculated at the time of acquisition with the seller using a prorated adjusted amount and the Company has capitalized these amounts as part of the cost of the acquisition. Therefore part of the amount will be capitalized as the cost of acquisition and 9 million yen (for three months) is expected to be recognized as operating expenses for the fiscal period ending July 31, 2026. (ii) For building maintenance and repairs, the Company recorded the estimated required amount for the respective fiscal periods as 101 million yen for the fiscal period ending July 31, 2026 and 63 million yen for the fiscal period ending January 31, 2027. However, please note that the actual expenses for maintenance and repairs in the respective fiscal periods 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. (iii) Depreciation and amortization, which are calculated using the straight-line method with future additional capital expenditures taken into account, are expected to be 1,152 million yen in the fiscal period ending July 31, 2026 and 1,156 million yen in the fiscal period ending January 31, 2027. (iv) For property management fees, 1,288 million yen is expected for the fiscal period ending July 31, 2026 and 1,277 million yen is expected for the fiscal period ending January 31, 2027. • For the operating expenses other than expenses related to properties (asset management fee, asset custody fee, administrative service fees, etc.), 742 million yen is expected for the fiscal period ending July 31, 2026 and 741 million yen is expected for the fiscal period ending January 31, 2027.

Item	Assumptions
Non-Operating Expenses	<ul style="list-style-type: none"> • The Company expects to incur 711 million yen for the fiscal period ending July 31, 2026 and 795 million yen for the fiscal period ending January 31, 2027 in interest expenses, 71 million yen for the fiscal period ending July 31, 2026 and 94 million yen for the fiscal period ending January 31, 2027 in interest expenses on investment corporation bonds, and 93 million yen for the fiscal period ending July 31, 2026 and 91 million yen for the fiscal period ending January 31, 2027 in borrowing expenses.
Interest-Bearing Debt	<ul style="list-style-type: none"> • The Company's balance of interest-bearing debt as of the end of the fiscal period ended January 31, 2026 is 189,522 million yen. • The Company assumes that new loans payable in the amounts of 1,100 million yen will be taken out in February 2026 to allocate to cash on hand, which was reduced by repayment of loans payable in the amounts 1,100 million yen due July 31, 2025. • The balance of loans payable outstanding as of the end of the fiscal period ended January 31, 2026, is 169,222 million yen. The Company assumes that, of that amount, the 19,884 million yen balance of loans payable due for repayment by the end of the fiscal period ending January 31, 2027 will be refinanced in the entire amount. The Company also assumes that, together with the new loans mentioned above, the balance will be 170,322 million yen at the end of the fiscal period ending January 31, 2027. • The balance of investment corporation bonds as of the end of the fiscal period ended January 31, 2026 is 20,300 million yen. The Company assumes that, of the amount the 7,300 million yen balance of investment corporation bonds due for redemption by the end of the fiscal period ending January 31, 2027 will be redeemed through issuance of investment corporation bonds of the same amount.
Issuance of Investment Units	<ul style="list-style-type: none"> • The number of investment units issued and outstanding as of the date of this report is 1,886,235 units. The Company assumes that there will be no additional issuance of investment units until the end of the fiscal period ending January 31, 2027. Furthermore, no material impact is expected from the acquisition of own units described in "1. MANAGEMENT STATUS (1) Management Status (b) Outlook for the Next Fiscal Period b) Significant Subsequent Events."
Dividends per Unit (excluding dividends in excess of earnings)	<ul style="list-style-type: none"> • Dividends per unit are calculated based on the assumption that the Company will make distributions in accordance with the distribution policy set forth in its Articles of Incorporation. • Concerning dividends for the fiscal period ending July 31, 2026 and January 31, 2027, the Company assumes that part of reserve for reduction entry (33 million yen for the fiscal period ending July 31, 2026, and 56 million yen for the fiscal period ending January 31, 2027) will be reversed for cash distributions. • Dividends per unit may vary due to various factors, including changes in the portfolio assets, changes in rent income due to tenant replacement, unexpected repairs, changes in interest rates, or additional issuance of new investment units.
Dividends in Excess of Earnings per Unit	<ul style="list-style-type: none"> • At present, the Company has no plan to make any cash distributions in excess of earnings (dividends in excess of earnings per unit).
Other	<ul style="list-style-type: none"> • The Company assumes that there will be no amendments to legislation, taxation, accounting standards, listing regulations, the Investment Trusts Association's rule, etc. that would affect the above forecasts. • The Company assumes that there will be no unforeseen material changes in general economic conditions, the real estate market, etc.

2. FINANCIAL STATEMENTS

(1) Balance sheet

(Unit: thousands of yen)

	As of	
	July 31, 2025	January 31, 2026
Assets		
Current assets		
Cash and deposits	9,201,166	3,794,065
Cash and deposits in trust	4,974,259	5,535,730
Operating accounts receivable	226,396	206,185
Prepaid expenses	361,321	367,913
Consumption taxes receivable	85,405	—
Derivatives	64,646	90,195
Other	71,935	168,578
Total current assets	14,985,130	10,162,668
Noncurrent assets		
Property, plant and equipment		
Buildings in trust	91,895,942	93,434,542
Accumulated depreciation	(28,340,359)	(29,370,532)
Buildings in trust, net	63,555,583	64,064,009
Structures in trust	1,060,450	1,085,351
Accumulated depreciation	(419,097)	(429,477)
Structures in trust, net	641,353	655,873
Machinery and equipment in trust	1,118,519	1,166,377
Accumulated depreciation	(580,385)	(611,360)
Machinery and equipment in trust, net	538,133	555,017
Tools, furniture and fixtures in trust	568,224	572,373
Accumulated depreciation	(322,214)	(334,300)
Tools, furniture and fixtures in trust, net	246,009	238,073
Land in trust	294,479,643	301,285,628
Construction in progress in trust	42,457	26,191
Total property, plant and equipment	359,503,181	366,824,794
Intangible assets		
Leasehold rights in trust	30,650,962	30,650,962
Other intangible assets in trust	309	200
Total intangible assets	30,651,272	30,651,163
Investments and other assets		
Lease and guarantee deposits	10,000	10,000
Long-term prepaid expenses	473,544	436,070
Deferred tax assets	13	13
Derivatives	2,256,840	3,077,679
Total investments and other assets	2,740,399	3,523,763
Total noncurrent assets	392,894,853	400,999,720
Deferred assets		
Investment corporation bonds issuance cost	67,098	68,690
Total deferred assets	67,098	68,690
Total assets	407,947,081	411,231,079

(Unit: thousands of yen)

	As of	
	July 31, 2025	January 31, 2026
Liabilities		
Current liabilities		
Operating accounts payable	212,905	262,213
Current portion of investment corporation bonds	5,000,000	7,300,000
Current portion of long-term loans payable	19,104,000	19,884,000
Accounts payable – other	13,257	16,377
Accrued expenses	833,520	867,262
Income taxes payable	670	670
Accrued consumption taxes	–	345,514
Advances received	1,359,242	1,367,229
Deposits received	28,677	30,127
Total current liabilities	26,552,274	30,073,395
Noncurrent liabilities		
Investment corporation bonds	18,300,000	13,000,000
Long-term loans payable	145,784,000	149,338,000
Lease and guarantee deposits in trust	15,474,379	15,840,611
Derivatives liabilities	8,097	–
Total noncurrent liabilities	179,566,476	178,178,611
Total liabilities	206,118,750	208,252,007
Net assets		
Unitholders' equity		
Unitholders' capital	195,718,191	195,718,191
Deduction from unitholders' capital		
Other deduction from unitholders' capital	*2 (3,999,944)	*2 (3,999,944)
Total deduction from unitholders' capital	(3,999,944)	(3,999,944)
Unitholders' capital, net	191,718,247	191,718,247
Surplus		
Voluntary retained earnings		
Reserve for reduction entry	1,412,588	1,939,817
Reserve for special account for reduction entry	261,431	–
Total voluntary retained earnings	1,674,019	1,939,817
Unappropriated retained earnings	6,122,674	6,153,132
Total surplus	7,796,693	8,092,950
Total unitholders' equity	199,514,941	199,811,197
Valuation and translation adjustments		
Deferred gains or losses on hedges	2,313,389	3,167,874
Total valuation and translation adjustments	2,313,389	3,167,874
Total net assets	*1 201,828,331	*1 202,979,072
Total liabilities and net assets	407,947,081	411,231,079

(2) Statement of income and retained earnings

(Unit: thousands of yen)

	For the six months ended	
	July 31, 2025	January 31, 2026
Operating revenue		
Rent revenues	*1, *2 9,503,513	*1, *2 9,665,001
Other operating revenues	*1 197,418	*1 196,788
Gain on transfer of real estate properties	*2, *3 1,522,676	*2, *3 1,519,539
Total operating revenue	11,223,608	11,381,329
Operating expenses		
Expenses related to properties	*1, *2 3,665,743	*1, *2 3,733,257
Asset management fee	619,349	628,562
Directors' compensation	7,350	6,300
Asset custody fee	10,329	10,198
Administrative service fees	19,637	18,060
Other operating expenses	*2 106,106	102,081
Total operating expenses	4,428,516	4,498,461
Operating income	6,795,092	6,882,867
Non-operating income		
Interest income	10,684	18,509
Gain on forfeiture of unclaimed dividends	849	1,153
Other	—	465
Total non-operating income	11,533	20,128
Non-operating expenses		
Interest expenses	529,768	597,171
Interest expenses on investment corporation bonds	64,435	68,778
Amortization of investment corporation bonds issuance cost	12,610	12,591
Borrowing expenses	97,814	96,870
Other	7,385	1,967
Total non-operating expenses	712,013	777,379
Ordinary income	6,094,611	6,125,617
Income before income taxes	6,094,611	6,125,617
Income taxes-current	895	894
Income taxes-deferred	(0)	0
Total income taxes	895	894
Net income	6,093,715	6,124,722
Retained earnings brought forward	28,958	28,410
Unappropriated retained earnings (undisposed loss)	6,122,674	6,153,132

(3) Statement of changes in net assets
For the six months ended July 31, 2025

(Unit: thousands of yen)

	Unitholders' equity						
	Unitholders' capital				Surplus		
	Unitholders' capital	Deduction from unitholders' capital		Unitholders' capital, net	Voluntary retained earnings		
		Other deduction from unitholders' capital	Total deduction from unitholders' capital		Reserve for reduction entry	Reserve for special account for reduction entry	Total voluntary retained earnings
Balance at February 1, 2025	195,718,191	—	—	195,718,191	1,412,588	—	1,412,588
Change during the period							
Provision of reserve for special account for reduction entry						261,431	261,431
Dividends from surplus							
Net income							
Purchase of treasury investment units							
Cancellation of treasury investment units		(3,999,944)	(3,999,944)	(3,999,944)			
Net changes of items other than unitholders' equity							
Total changes of items during the period	—	(3,999,944)	(3,999,944)	(3,999,944)	—	261,431	261,431
Balance at July 31, 2025	195,718,191	(3,999,944)	(3,999,944)	191,718,247	1,412,588	261,431	1,674,019

	Unitholders' equity				Valuation and translation adjustments		Total net assets
	Surplus		Treasury investment units	Total unitholders' equity	Deferred gains or losses on hedges	Total valuation and translation adjustments	
	Unappropriated retained earnings	Total surplus					
Balance at February 1, 2025	6,192,686	7,605,274	—	203,323,466	2,331,311	2,331,311	205,654,777
Change during the period							
Provision of reserve for special account for reduction entry	(261,431)	—		—			—
Dividends from surplus	(5,902,296)	(5,902,296)		(5,902,296)			(5,902,296)
Net income	6,093,715	6,093,715		6,093,715			6,093,715
Purchase of treasury investment units			(3,999,944)	(3,999,944)			(3,999,944)
Cancellation of treasury investment units			3,999,944	—			—
Net changes of items other than unitholders' equity					(17,921)	(17,921)	(17,921)
Total changes of items during the period	(70,011)	191,419	—	(3,808,524)	(17,921)	(17,921)	(3,826,446)
Balance at July 31, 2025	6,122,674	7,796,693	—	199,514,941	2,313,389	2,313,389	201,828,331

For the six months ended January 31, 2026

(Unit: thousands of yen)

	Unitholders' equity						
	Unitholders' capital				Surplus		
	Unitholders' capital	Deduction from unitholders' capital		Unitholders' capital, net	Voluntary retained earnings		
		Other deduction from unitholders' capital	Total deduction from unitholders' capital		Reserve for reduction entry	Reserve for special account for reduction entry	Total voluntary retained earnings
Balance at August 1, 2025	195,718,191	(3,999,944)	(3,999,944)	191,718,247	1,412,588	261,431	1,674,019
Change during the period							
Reversal of reserve for special account for reduction entry						(261,431)	(261,431)
Provision of reserve for reduction entry					527,229		527,229
Dividends from surplus							
Net income							
Net changes of items other than unitholders' equity							
Total changes of items during the period	—	—	—	—	527,229	(261,431)	265,798
Balance at January 31, 2026	195,718,191	(3,999,944)	(3,999,944)	191,718,247	1,939,817	—	1,939,817

	Unitholders' equity			Valuation and translation adjustments		Total net assets
	Surplus		Total unitholders' equity	Deferred gains or losses on hedges	Total valuation and translation adjustments	
	Unappropriated retained earnings	Total surplus				
Balance at August 1, 2025	6,122,674	7,796,693	199,514,941	2,313,389	2,313,389	201,828,331
Change during the period						
Reversal of reserve for special account for reduction entry	261,431	—	—			—
Provision of reserve for reduction entry	(527,229)	—	—			—
Dividends from surplus	(5,828,466)	(5,828,466)	(5,828,466)			(5,828,466)
Net income	6,124,722	6,124,722	6,124,722			6,124,722
Net changes of items other than unitholders' equity				854,484	854,484	854,484
Total changes of items during the period	30,457	296,256	296,256	854,484	854,484	1,150,740
Balance at January 31, 2026	6,153,132	8,092,950	199,811,197	3,167,874	3,167,874	202,979,072

(4) Statement of cash distributions

(Unit: yen)

	For the six months ended July 31, 2025	For the six months ended January 31, 2026
I Unappropriated retained earnings	6,122,674,893	6,153,132,460
II Reversal of voluntary retained earnings		
Reversal of reserve for special account for reduction entry	261,431,044	—
III Amount of Dividends	5,828,466,150	5,847,328,500
Amount of dividends per unit	3,090	3,100
IV Voluntary retained earnings		
Reserve for reduction entry	527,229,766	281,989,941
V Retained earnings carried forward	28,410,021	23,814,019
Method of calculating the amount of dividends	<p>Pursuant to the terms of the distribution policy set forth in Article 37 (1) of the Company's Articles of Incorporation, the amount of dividends shall be in excess of an amount equivalent to 90% of the Company's earnings available for dividends as defined in Article 67-15 of the Special Taxation Measures Law, but not in excess of the amount of earnings as defined in Article 136, Paragraph 1 of the Investment Trust Act. In addition, in the fiscal period under review, the Company has allocated a portion of the revenue from transfer of Laforet Harajuku (Land) in July 2025 as a reserve 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). As a result, the Company decided to pay out dividends of earnings (5,828,466,150 yen), which is the maximum integral multiple of the total number of investment units issued and outstanding (1,886,235 units), out of the amount remaining after reserving the said reserve amount and retained earnings carried forward from the unappropriated retained earnings.</p> <p>As a result, the Company declared dividends per unit of 3,090 yen.</p>	<p>Pursuant to the terms of the distribution policy set forth in Article 37 (1) of the Company's Articles of Incorporation, the amount of dividends shall be in excess of an amount equivalent to 90% of the Company's earnings available for dividends as defined in Article 67-15 of the Special Taxation Measures Law, but not in excess of the amount of earnings as defined in Article 136, Paragraph 1 of the Investment Trust Act. In addition, in the fiscal period under review, the Company has allocated a portion of the revenue from transfer of Laforet Harajuku (Land) in December 2025 as a reserve 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). As a result, the Company decided to pay out dividends of earnings (5,847,328,500 yen), which is the maximum integral multiple of the total number of investment units issued and outstanding (1,886,235 units), out of the amount remaining after reserving the said reserve amount and retained earnings carried forward from the unappropriated retained earnings.</p> <p>As a result, the Company declared dividends per unit of 3,100 yen.</p>

(5) Statement of cash flows

(Unit: thousands of yen)

	For the six months ended	
	July 31, 2025	January 31, 2026
Net cash provided by (used in) operating activities		
Income before income taxes	6,094,611	6,125,617
Depreciation and amortization	1,070,629	1,090,287
Amortization of investment corporation bonds issuance cost	12,610	12,591
Interest income	(10,684)	(18,509)
Gain on forfeiture of unclaimed dividends	(849)	(1,153)
Interest expenses	594,203	665,949
Decrease (increase) in operating accounts receivable	27,198	681
Decrease (increase) in consumption taxes receivable	(85,405)	85,405
Increase (decrease) in operating accounts payable	(59,920)	60,383
Increase (decrease) in accounts payable – other	(47)	2,547
Increase (decrease) in accrued expenses	(249)	10,187
Increase (decrease) in accrued consumption taxes	(357,975)	347,002
Increase (decrease) in advances received	52,626	7,986
Increase (decrease) in deposits received	154	1,449
Decrease (increase) in prepaid expenses	(36,515)	(6,592)
Decrease (increase) in long-term prepaid expenses	(1,031)	37,474
Decrease in property, plant and equipment in trust due to sale	1,545,191	1,545,191
Other, net	112,086	(93,559)
Subtotal	8,956,634	9,872,940
Interest income received	10,684	18,509
Interest expenses paid	(567,508)	(642,393)
Income taxes paid	(2,305)	(3,502)
Net cash provided by (used in) operating activities	8,397,504	9,245,553
Net cash provided by (used in) investing activities		
Purchase of property, plant and equipment in trust	(8,555,137)	(9,949,737)
Repayments of lease and guarantee deposits in trust	(69,843)	(168,867)
Proceeds from lease and guarantee deposits in trust	341,744	534,346
Net cash provided by (used in) investing activities	(8,283,236)	(9,584,258)
Net cash provided by (used in) financing activities		
Proceeds from long-term loans payable	8,200,000	12,394,000
Repayments of long-term loans payable	(9,134,000)	(8,060,000)
Proceeds from issuance of investment corporation bonds	1,686,714	1,985,816
Redemption of investment corporation bonds	(2,000,000)	(5,000,000)
Purchase of treasury investment units	(3,999,944)	–
Cash dividends paid	(5,902,876)	(5,826,740)
Net cash provided by (used in) financing activities	(11,150,105)	(4,506,924)
Net increase (decrease) in cash and cash equivalents	(11,035,837)	(4,845,629)
Cash and cash equivalents at beginning of the period	25,211,263	14,175,425
Cash and cash equivalents at end of the period	* 1 14,175,425	* 1 9,329,796

(6) Notes to assumption of going concern

Not applicable.

(7) Summary of significant accounting policies

(a) Property, plant and equipment (including assets in trust) and depreciation

Depreciation of property, plant and equipment of the Company is calculated principally by the straight-line method based on the following estimated useful lives determined by the Company. Significant renewals and additions are capitalized at cost. Maintenance and repairs are charged to income.

Buildings	3~68 years
Structures	3~68 years
Machinery and equipment	10~33 years
Tools, furniture and fixtures	3~15 years

(b) Intangible assets (including assets in trust)

Intangible assets are amortized by the straight-line method based on the estimated useful lives.

(c) Long-term prepaid expenses

Long-term prepaid expenses are amortized by the straight-line method based on the estimated useful lives.

(d) Investment corporation bonds issuance cost

Investment corporation bonds issuance cost is amortized using the straight-line method over the term of the bonds.

(e) Investment unit issuance cost

Investment unit issuance cost is amortized using the straight-line method over three years.

(f) Revenue recognition

The details of main performance obligations concerning revenue generated from contracts between the Company and its customers and the normal point in time to satisfy said performance obligations (normal point in time to recognize revenue) are as follows.

a) Transfer of real estate

For the proceeds from transfer of real estate, the Company recognizes revenue when the purchaser who is a customer obtains control of the relevant real estate as a result of the seller fulfilling its delivery obligations stipulated in the transaction agreement of the real estate.

b) Utilities income

The Company recognizes utilities income in accordance with the supply of electricity and water, etc. to the lessee who is a customer based on the lease agreement of real estate and details of agreements incidental to it. Of the utilities income, in the case that the Company deems itself to be an agent, the net amount obtained by deducting the amount it pays to other parties from the amount it receives as charges for electricity and gas, etc. supplied by the said other parties is recognized as revenue.

(g) Accounting for property taxes

For property tax, city planning tax and depreciable assets tax, the Company charges the amount of property taxes assessed and determined applicable to the fiscal period to expenses related to properties.

Registered owners of properties in Japan as of January 1 are responsible for paying property taxes for the calendar year based on assessments by local governments. Therefore, registered owners who sold properties to the Company were liable for property taxes for the calendar year, including the period from the date of the acquisition by the Company until the end of the year. The Company reimbursed sellers of properties for the equivalent amount of property taxes and included the amount in the acquisition cost of real estate. The amount equivalent to property taxes included in the cost of acquisition of real estate was 14,681 thousand yen for the period ended July 31, 2025, and 2,943 thousand yen for the period ended January 31, 2026, respectively.

(h) Hedge accounting approach

a) Hedge accounting approach

Deferred hedge accounting is applied for interest rate swap transactions. However, special treatment is applied for interest rate swaps when the requirements for special treatment are fulfilled.

b) Hedging instruments and hedged items

Hedging instruments:	Interest rate swap transactions
Hedged items:	Borrowing interest rates

c) Hedging policy

The Company conducts derivative transactions to hedge risks as stipulated in the Company's Articles of Incorporation in accordance with the Company's risk management policy.

d) Method for assessing the effectiveness of hedging

The Company evaluates by comparing the cumulative change in market rates of hedged items and hedging instruments or cash flow and based on the amount of change in both during the period from the start of hedging to when the effectiveness is being determined.

However, assessment of the effectiveness is omitted if the important conditions regarding hedging instruments and hedged items are identical and if it can be assumed that fluctuations of market rates or cash flow can be completely offset from when the hedge begins. Moreover, assessment of the effectiveness is omitted for interest rate swaps when the requirements for special treatment are fulfilled.

(i) Cash and cash equivalents

Cash and cash equivalents in the statement of cash flows consist of cash on hand and deposits in trust; deposits and deposits in trust that can be withdrawn at any time; and short-term investments with a maturity of three months or less from the date of acquisition, which are readily convertible to cash and bear only an insignificant risk of price fluctuation.

(j) Accounting for trust beneficial interest in real estate

For trust beneficial interest in real estate owned by the Company, all accounts of assets and liabilities within the assets in trust as well as all accounts of revenue generated and expenses incurred from the assets in trust are recognized in the relevant accounts of the balance sheet and statement of income and retained earnings.

The following material items of the assets in trust recognized in the relevant accounts are separately listed on the balance sheet.

a) Cash and deposits in trust

b) Buildings in trust; structures in trust; machinery and equipment in trust; tools, furniture and fixtures in trust; land in trust; construction in progress in trust; leasehold rights in trust; and other intangible assets in trust

c) Lease and guarantee deposits in trust

(k) Non-deductible consumption taxes

Non-deductible consumption taxes related to the acquisition of assets are treated as the acquisition cost of applicable assets.

(8) Notes to Financial Statements

(Omission of disclosure)

Note to the statement of unitholders' equity, securities, retirement benefits and asset retirement obligations are omitted because there is thought to be no large necessity for disclosure in this financial report.

1. Net assets

*1 Minimum net assets required by Article 67, Paragraph 4 of the Investment Trust Act

(Unit: thousands of yen)

	As of	
July 31, 2025		January 31, 2026
50,000		50,000

*2 Cancellation of treasury investment units

	As of	
	July 31, 2025	January 31, 2026
Total number of retired units	30,095 units	30,095 units
Total amount of retired units	3,999,944 thousand yen	3,999,944 thousand yen

2. Breakdown of property-related revenue and expenses

*1 Breakdown of property operating income

(Unit: thousands of yen)

	For the six months ended	
	July 31, 2025	January 31, 2026
A. Property operating revenue		
Rent revenues		
Rent and common area revenue	9,498,051	9,659,997
Other rent revenue	5,462	5,003
Other operating revenues		
Parking revenue	48,823	48,206
Utilities and other revenue	147,704	147,563
Cancellation penalty	890	1,017
Total property operating revenue	9,700,931	9,861,789
B. Property operating expenses		
Expenses related to properties		
Property management fees	1,227,799	1,271,530
Property taxes	840,415	831,330
Utilities	135,650	146,464
Maintenance and repairs	164,876	179,311
Insurance premium	23,464	25,143
Custodian fees	5,913	6,019
Depreciation and amortization	1,070,629	1,090,287
Rent expenses	166,394	166,350
Other lease business expenses	30,598	16,819
Total property operating expenses	3,665,743	3,733,257
C. Property operating income [A – B]	6,035,188	6,128,531

*2 Transactions with major unitholders

(Unit: thousands of yen)

	For the six months ended	
	July 31, 2025	January 31, 2026
From operating transactions		
Rent revenues	6,455,716	6,658,299
Gain on transfer of real estate properties	1,522,676	1,519,539
Expenses related to properties	254,480	276,675
Other operating expenses	1,306	–

*3 Breakdown of gain on transfer of real estate properties

(Unit: thousands of yen)

For the six months ended July 31, 2025	
Laforet Harajuku (Land)	
Revenue from transfer of real estate properties	3,073,000
Cost of transfer of real estate properties	1,545,191
Other transfer expenses	5,132
Gain on transfer of real estate properties	1,522,676
For the six months ended January 31, 2026	
Laforet Harajuku (Land)	
Revenue from transfer of real estate properties	3,073,000
Cost of transfer of real estate properties	1,545,191
Other transfer expenses	8,269
Gain on transfer of real estate properties	1,519,539

3. Cash and cash equivalents

*1 Relationship between cash and cash equivalents at end of the period in the statement of cash flows and cash and deposits stated in the balance sheet

(Unit: thousands of yen)

	For the six months ended	
	July 31, 2025	January 31, 2026
Cash and deposits	9,201,166	3,794,065
Cash and deposits in trust	4,974,259	5,535,730
Cash and cash equivalents	14,175,425	9,329,796

4. Leases

Operating lease transactions (as lessor)

Future minimum rent revenues under existing non-cancellable lease agreements

(Unit: thousands of yen)

	As of	
	July 31, 2025	January 31, 2026
Due within 1 year	4,322,853	3,988,794
Due after 1 year	3,590,709	3,128,378
Total	7,913,563	7,117,173

5. Financial instruments

(1) Policy for financial instruments

(a) Policy for holding financial instruments

The Company makes use of various financial instruments in order to invest surplus funds efficiently. In addition, concerning fund procurement, the Company adopts a policy of undertaking such fund raising primarily through the issuance of investment units, the borrowing of funds and the issuance of investment corporation bonds. The Company limits derivative transactions to those that are entered into for the purpose of hedging the risk of future fluctuations in interest rates on loans payable, and does not engage in speculative transactions.

(b) Description of financial instruments and associated risks, and risk management structure

Deposits used for investing the Company's surplus funds are exposed to credit risks, for example, the failure of the financial institutions that are holding the deposits, but the Company limits the risks by diversifying financial institutions.

Investment corporation bonds and long-term loans payable are used for fund procurement associated with the acquisition of real estate related assets or repayment of loans payable. Of these, loans payable with variable interest rates are exposed to the risk of fluctuations in interest rates, but derivative transactions are utilized as hedging instruments.

Interest rate swaps are utilized with the Company seeking to, in effect, convert fluctuating interest rates on fund procurement into fixed interest rates. For information on the method of hedge accounting approach, hedging instruments and hedged items, hedging policy and method for assessing the effectiveness of hedging, please refer to "Summary of significant accounting policies: (h) Hedge accounting approach."

Concerning derivative transactions, risks are managed pursuant to the risk management policy set forth by the Company.

(c) Supplementary explanation on matters concerning fair value of financial instruments

Certain assumptions, etc. are used in calculating the fair value of financial instruments, and there can be cases where the values may vary based on different assumptions, etc. In addition, concerning the contract amount of derivative transactions in "Derivative transactions" below, the amount itself does not represent the value of the market risks associated with the derivative transactions.

(2) Fair value of financial instruments

The following are the carrying amount, fair value and the difference between them of financial instruments as of July 31, 2025. Furthermore, notes on “Cash and deposits,” “Cash and deposits in trust” are omitted as these are settled with cash and within a short period of time and thus the fair value approximates the book value. Notes on “Tenant leasehold and security deposits” are also omitted as they lack materiality.

	(Unit: thousands of yen)		
	Carrying amount	Fair value	Difference
(a) Current portion of investment corporation bonds	5,000,000	4,992,500	(7,500)
(b) Current portion of long-term loans payable	19,104,000	19,104,000	—
(c) Investment corporation bonds	18,300,000	17,779,420	(520,580)
(d) Long-term loans payable	145,784,000	145,298,348	(485,651)
Total	188,188,000	187,174,268	(1,013,731)
Derivative transactions (Note1)	2,313,389	2,313,389	—

The following are the carrying amount, fair value and the difference between them of financial instruments as of January 31, 2026. Furthermore, notes on “Cash and deposits,” “Cash and deposits in trust” are omitted as these are settled with cash and within a short period of time and thus the fair value approximates the book value. Notes on “Tenant leasehold and security deposits” are also omitted as they lack materiality.

	(Unit: thousands of yen)		
	Carrying amount	Fair value	Difference
(a) Current portion of investment corporation bonds	7,300,000	7,248,960	(51,040)
(b) Current portion of long-term loans payable	19,884,000	19,884,000	—
(c) Investment corporation bonds	13,000,000	12,320,200	(679,800)
(d) Long-term loans payable	149,338,000	148,283,773	(1,054,226)
Total	189,522,000	187,736,933	(1,785,066)
Derivative transactions (Note1)	3,167,874	3,167,874	—

(Note 1) Assets and liabilities from derivative transactions are indicated in net amounts and net liabilities are indicated in parentheses.

(Note 2) Method of calculating the fair value of financial instruments, and derivative transactions

Liabilities

(a) Current portion of investment corporation bonds; (c) Investment corporation bonds

The fair value of these is based on market prices.

(b) Current portion of long-term loans payable; (d) Long-term loans payable

Of long-term loans payable, as those with variable interest rates reflect market interest rates within a short period of time, the fair value is thought to be approximately the same as the book value and is thus stated at that book value. Meanwhile, those with fixed interest rates are based on a calculation method of discounting the sum total amount of principal and interest by the rate reasonably estimated as being applicable in the event of a similar transaction.

Derivative transactions

Please refer to “Derivative transactions” below.

(Note 3) Investment corporation bonds and long-term loans payable scheduled to be due after the balance sheet date (as of July 31, 2025)

(Unit: thousands of yen)

	Due within 1 year	Due after 1 year, but within 2 years	Due after 2 years, but within 3 years	Due after 3 years, but within 4 years	Due after 4 years, but within 5 years	Due after 5 years
Investment corporation bonds	5,000,000	9,300,000	—	—	3,700,000	5,300,000
Long-term loans payable	19,104,000	18,723,000	28,943,000	32,075,000	24,029,000	42,014,000
Total	24,104,000	28,023,000	28,943,000	32,075,000	27,729,000	47,314,000

Investment corporation bonds and long-term loans payable scheduled to be due after the balance sheet date (as of January 31, 2026)

(Unit: thousands of yen)

	Due within 1 year	Due after 1 year, but within 2 years	Due after 2 years, but within 3 years	Due after 3 years, but within 4 years	Due after 4 years, but within 5 years	Due after 5 years
Investment corporation bonds	7,300,000	2,000,000	—	2,000,000	3,700,000	5,300,000
Long-term loans payable	19,884,000	24,527,000	31,877,000	28,436,000	22,884,000	41,614,000
Total	27,184,000	26,527,000	31,877,000	30,436,000	26,584,000	46,914,000

6. Derivative transactions

(1) Transactions for which hedge accounting is not applied

As of July 31, 2025

Not applicable.

As of January 31, 2026

Not applicable.

(2) Transactions for which hedge accounting is applied

As of July 31, 2025

The following is the contract amount or amount equivalent to the principal provided in the contract as of the date of settlement of accounts based on each method of hedge accounting.

(Unit: thousands of yen)

Method of hedge accounting	Type of derivative transaction	Main hedged item	Contract amount		Fair value	Method of calculating the fair value
				Due after 1 year		
Principle method	Interest rate swap transactions Floating receivable; Fixed payable	Long-term loans payable	109,143,000	90,039,000	2,313,389	Based on the quoted price obtained from counterparty financial institutions.

As of January 31, 2026

The following is the contract amount or amount equivalent to the principal provided in the contract as of the date of settlement of accounts based on each method of hedge accounting.

(Unit: thousands of yen)

Method of hedge accounting	Type of derivative transaction	Main hedged item	Contract amount		Fair value	Method of calculating the fair value
				Due after 1 year		
Principle method	Interest rate swap transactions Floating receivable; Fixed payable	Long-term loans payable	102,083,000	82,199,000	3,167,874	Based on the quoted price obtained from counterparty financial institutions.

7. Related party transactions

(1) Parent company and major corporate unitholders

For the six months ended July 31, 2025

Type	Name	Location	Capital stock or investments in capital (thousands of yen)	Description of business	Percentage of voting rights held in (by) related party	Relationship with related party	Description of transaction	Amount of transaction (thousands of yen) (Note 1)	Account item	Balance at end of the period (thousands of yen)
Other related company	Mori Building Co., Ltd.	Minato-ku, Tokyo	89,500,000	Real estate business	19.4% directly held by related party	Leasing and management of real estate	Transfer of property (Note 2) (Note 7)	3,073,000	—	—
							Acquisition of Property (Note 3) (Note 8)	7,820,000	—	—
							Leasing of properties (Note 4) (Note 9)	6,455,716	Advances received	1,203,825
									Lease and guarantee deposits in trust	10,628,378
							Payment of property operation and management fees (Note 10)	279,935 (Note 5)	Prepaid expenses	3,657
									Operating accounts payable	48,561
							Payment of other operating expenses (Note 11)	1,306	—	—
Deposit of lease and guarantee (Note 6) (Note 12)	—	Lease and guarantee deposits in trust	53,886							

(Note 1) The amount does not include consumption taxes.

(Note 2) Part of Laforet Harajuku (Land)

(Note 3) A portion of Toranomon Hills Mori Tower

(Note 4) Roppongi Hills Mori Tower, ARK Mori Building, Atago Green Hills, Toranomon Hills Mori Tower, Roppongi First Plaza and Roppongi View Tower

(Note 5) The amount includes fees (25,454 thousand yen) that are not charged to expenses but recognized as assets.

(Note 6) Roppongi View Tower

[Transaction terms and conditions and related policies]

(Note 7) Transfer decisions are made in accordance with the provisions of the Related Parties Transaction Guidelines stipulated by the Company's Asset Manager and compliance regulations. Furthermore, transfers are not made at a value below the appraisal value as determined by an independent third-party real estate appraiser (including corporations).

(Note 8) Acquisition decisions are made in accordance with the provisions of the Related Parties Transaction Guidelines stipulated by the Company's Asset Manager and compliance regulations. Furthermore, acquisitions are not made at a value exceeding the appraisal value as determined by an independent third-party real estate appraiser (including corporations).

(Note 9) The Company engages in transactions by conducting adequate procedures in line with the Related Parties Transaction Guidelines stipulated by the Company's Asset Manager and compliance regulations, after having comprehensively considered the market situation and other factors.

(Note 10) The Company decides on transactions by conducting adequate procedures in line with the Related Parties Transaction Guidelines stipulated by the Company's Asset Manager and compliance regulations, in light of the market situation, the content of services provided, overall operational capacity and other factors.

(Note 11) The Company decides on transactions in light of the market situation, the content of services provided, overall operational capacity and other factors.

(Note 12) The Company engages in transactions by conducting adequate procedures in line with the Related Parties Transaction Guidelines stipulated by the Company's Asset Manager and compliance regulations, after having comprehensively considered the market situation and other factors.

For the six months ended January 31, 2026

Type	Name	Location	Capital stock or investments in capital (thousands of yen)	Description of business	Percentage of voting rights held in (by) related party	Relationship with related party	Description of transaction	Amount of transaction (thousands of yen) (Note 1)	Account item	Balance at end of the period (thousands of yen)
Other related company	Mori Building Co., Ltd.	Minato-ku, Tokyo	102,000,000	Real estate business	21.3% directly held by related party	Leasing and management of real estate	Transfer of property (Note 2) (Note 7)	3,073,000	—	—
							Acquisition of Property (Note 3) (Note 8)	9,669,000	—	—
							Leasing of properties (Note 4) (Note 9)	6,658,299	Advances received	1,228,422
									Lease and guarantee deposits in trust	10,936,025
							Payment of property operation and management fees (Note 10)	283,549 (Note 5)	Prepaid expenses	3,814
									Operating accounts payable	60,271
Deposit of lease and guarantee (Note 6) (Note 11)	—	Lease and guarantee deposits in trust	53,886							

(Note 1) The amount does not include consumption taxes.

(Note 2) Part of Laforet Harajuku (Land)

(Note 3) A portion of Toranomon Hills Mori Tower

(Note 4) Roppongi Hills Mori Tower, ARK Mori Building, Atago Green Hills, Toranomon Hills Mori Tower, Roppongi First Plaza and Roppongi View Tower

(Note 5) The amount includes fees (6,873 thousand yen) that are not charged to expenses but recognized as assets.

(Note 6) Roppongi View Tower

[Transaction terms and conditions and related policies]

(Note 7) Transfer decisions are made in accordance with the provisions of the Related Parties Transaction Guidelines stipulated by the Company's Asset Manager and compliance regulations. Furthermore, transfers are not made at a value below the appraisal value as determined by an independent third-party real estate appraiser (including corporations).

(Note 8) Acquisition decisions are made in accordance with the provisions of the Related Parties Transaction Guidelines stipulated by the Company's Asset Manager and compliance regulations. Furthermore, acquisitions are not made at a value exceeding the appraisal value as determined by an independent third-party real estate appraiser (including corporations).

(Note 9) The Company engages in transactions by conducting adequate procedures in line with the Related Parties Transaction Guidelines stipulated by the Company's Asset Manager and compliance regulations, after having comprehensively considered the market situation and other factors.

(Note 10) The Company decides on transactions by conducting adequate procedures in line with the Related Parties Transaction Guidelines stipulated by the Company's Asset Manager and compliance regulations, in light of the market situation, the content of services provided, overall operational capacity and other factors.

(Note 11) The Company engages in transactions by conducting adequate procedures in line with the Related Parties Transaction Guidelines stipulated by the Company's Asset Manager and compliance regulations, after having comprehensively considered the market situation and other factors.

(2) Subsidiaries and affiliates

For the six months ended July 31, 2025

Not applicable.

For the six months ended January 31, 2026

Not applicable.

(3) Subsidiaries of parent company

For the six months ended July 31, 2025

Type	Name	Location	Capital stock or investments in capital (thousands of yen)	Description of business	Percentage of voting rights held in (by) related party	Relationship with related party	Description of transaction	Amount of transaction (thousands of yen) (Note 1)	Account item	Balance at end of the period (thousands of yen)
Subsidiary of other related company	Mori Building Investment Management Co., Ltd.	Minato-ku, Tokyo	200,000	Real estate, trust beneficiary right and other financial asset management operations	None	Outsourcing of asset management Concurrent post of directors	Payment of management fees (Note 2) (Note 4)	627,169 (Note 3)	Accrued expenses	681,284

(Note 1) The amount does not include consumption taxes.

(Note 2) The amount of management fees is provided in the "Asset Management Contract" concluded between the Company and the Company's Asset Manager.

(Note 3) The amount of management fees includes 7,820 thousand yen in acquisition fees pertaining to a real estate acquisition included in the book value of real estate.

[Transaction terms and conditions and related policies]

(Note 4) The Company decides on transactions in light of the market situation, the content of services provided, overall operational capacity and other factors.

For the six months ended January 31, 2026

Type	Name	Location	Capital stock or investments in capital (thousands of yen)	Description of business	Percentage of voting rights held in (by) related party	Relationship with related party	Description of transaction	Amount of transaction (thousands of yen) (Note 1)	Account item	Balance at end of the period (thousands of yen)
Subsidiary of other related company	Mori Building Investment Management Co., Ltd.	Minato-ku, Tokyo	200,000	Real estate, trust beneficiary right and other financial asset management operations	None	Outsourcing of asset management Concurrent post of directors	Payment of management fees (Note 2) (Note 4)	638,231 (Note 3)	Accrued expenses	691,418

(Note 1) The amount does not include consumption taxes.

(Note 2) The amount of management fees is provided in the "Asset Management Contract" concluded between the Company and the Company's Asset Manager.

(Note 3) The amount of management fees includes 9,669 thousand yen in acquisition fees pertaining to a real estate acquisition included in the book value of real estate.

[Transaction terms and conditions and related policies]

(Note 4) The Company decides on transactions in light of the market situation, the content of services provided, overall operational capacity and other factors.

(4) Directors and major individual unitholders

For the six months ended July 31, 2025

Type	Name	Location	Capital stock or investments in capital (thousands of yen)	Description of business or position	Percentage of voting rights held in (by) related party	Relationship with related party	Description of transaction	Amount of transaction (thousands of yen) (Note 1) (Note 2)	Account item	Balance at end of the period (thousands of yen) (Note 2)
Directors and their close relatives	Hiroyuki Yamamoto	—	—	Executive Director of the Company, and President & CEO of Mori Building Investment Management Co., Ltd.	None	Executive Director of the Company, and President & CEO of Mori Building Investment Management Co., Ltd.	Payment of management fees to Mori Building Investment Management Co., Ltd. (Note 2) (Note 4)	627,169 (Note 3)	Accrued expenses	681,284

(Note 1) The amount does not include consumption taxes.

(Note 2) The transaction was conducted with Hiroyuki Yamamoto as third-party representative (Mori Building Investment Management Co., Ltd.) and the amount of management fees is provided in the “Asset Management Contract” concluded between the Company and the Company’s Asset Manager. Although Hiroyuki Yamamoto has been serving as Executive Director of the Company since his appointment on April 18, 2025, the transaction amount and the balance at the end of the period indicate the entire amount for the six months ended July 31, 2025, including the period prior to his appointment.

(Note 3) The amount of management fees includes 7,820 thousand yen in acquisition fees pertaining to a real estate acquisition included in the book value of real estate.

[Transaction terms and conditions and related policies]

(Note 4) The Company decides on transactions in light of the market situation, the content of services provided, overall operational capacity and other factors.

For the six months ended January 31, 2026

Type	Name	Location	Capital stock or investments in capital (thousands of yen)	Description of business or position	Percentage of voting rights held in (by) related party	Relationship with related party	Description of transaction	Amount of transaction (thousands of yen) (Note 1) (Note 2)	Account item	Balance at end of the period (thousands of yen) (Note 2)
Directors and their close relatives	Hiroyuki Yamamoto	—	—	Executive Director of the Company, and President & CEO of Mori Building Investment Management Co., Ltd.	None	Executive Director of the Company, and President & CEO of Mori Building Investment Management Co., Ltd.	Payment of management fees to Mori Building Investment Management Co., Ltd. (Note 2) (Note 4)	638,231 (Note 3)	Accrued expenses	691,418

(Note 1) The amount does not include consumption taxes.

(Note 2) The transaction was conducted with Hiroyuki Yamamoto as third-party representative (Mori Building Investment Management Co., Ltd.) and the amount of management fees is provided in the “Asset Management Contract” concluded between the Company and the Company’s Asset Manager.

(Note 3) The amount of management fees includes 9,669 thousand yen in acquisition fees pertaining to a real estate acquisition included in the book value of real estate.

[Transaction terms and conditions and related policies]

(Note 4) The Company decides on transactions in light of the market situation, the content of services provided, overall operational capacity and other factors.

8. Income taxes

(1) Breakdown of significant components of deferred tax assets and deferred tax liabilities

(Unit: thousands of yen)

	As of	
	July 31, 2025	January 31, 2026
Deferred tax assets		
Accrued enterprise tax excluded from expenses	13	13
Deferred gains or losses on hedges	2,547	—
Excess of depreciation and amortization	172	1,618
Subtotal deferred tax assets	2,734	1,632
Valuation allowance	(2,720)	(1,618)
Total deferred tax assets	13	13
Net deferred tax assets	13	13

(2) Reconciliation of significant differences between the statutory tax rate and the effective tax rate

	As of	
	July 31, 2025	January 31, 2026
Statutory tax rate	31.46%	31.46%
[Adjustments]		
Deductible cash distributions	(30.09%)	(30.03%)
Reserve for reduction entry	(1.37%)	(1.45%)
Others	0.02%	0.03%
Effective tax rate	0.01%	0.01%

9. Investment and rental properties

The Company owns real estate (primarily office buildings and residential and retail properties) available for lease in Tokyo. The following are the carrying amount, amount of increase (decrease) during the period and fair value at end of the period for these investment and rental properties.

(Unit: thousands of yen)

	For the six months ended	
	July 31, 2025	January 31, 2026
Carrying amount		
Balance at beginning of the period	384,366,555	390,154,454
Amount of increase (decrease) during the period	5,787,898	7,321,503
Balance at end of the period	390,154,454	397,475,957
Fair value at end of the period	494,973,000	506,000,400

(Note 1) The carrying amount is the acquisition cost less accumulated depreciation.

(Note 2) Of the increase (decrease) during the period ended July 31, 2025, the increase is primarily attributable to the acquisition of property (Toranomon Hills Mori Tower (approximately 1.4% of total exclusive floor area) (7,851,021 thousand yen)), the decrease is primarily attributable to the transfer of the property (Laforet Harajuku (Land) (1,545,191 thousand yen) and attributable to depreciation and amortization.

Of the increase (decrease) during the period ended January 31, 2026, the increase is primarily attributable to the acquisition of property (Toranomon Hills Mori Tower (approximately 1.7% of total exclusive floor area) (9,688,584 thousand yen)), the decrease is primarily attributable to the transfer of the property (Laforet Harajuku (Land) (1,545,191 thousand yen) and attributable to depreciation and amortization.

(Note 3) The fair value at end of the period is the appraisal value by a real estate appraiser (according to the “Real Estate Appraisal Report” with the date of settlement of accounts as the appraisal date) pursuant to the method of and standards for asset valuation provided in the Company’s Articles of Incorporation and the rules provided by The Investment Trusts Association, Japan.

Income and loss for investment and rental properties is presented in “Breakdown of property-related revenue and expenses.”

10. Notes to Revenue Recognition

(1) Breakdown of information on revenue from contracts with customers

For the six months ended July 31, 2025

(Unit: thousands of yen)

	Revenue from Contracts with Customers (Note 1)	Sales to External Customers
Transfer of real estate, etc. (Note 2)	3,073,000	1,522,676
Utilities income (Note 3)	92,456	92,456
Other	—	9,608,475
Total	3,165,456	11,223,608

(Note 1) Rent revenues, etc. subject to the “Accounting Standard for Lease Transactions” (Corporate Accounting Standard No. 13) and the transfer of real estate, etc. subject to the “Practical Guidelines on Accounting by Transferors for Securitization of Real Estate Using Special Purpose Companies” (Transferred Guidance, No.10 of the Accounting Standards Board of Japan) are excluded from “Revenue from contracts with customers” as such revenue is not subject to Accounting Standard for Revenue Recognition. Revenue from contracts with customers mainly represents proceeds from transfer of real estate and utilities income.

(Note 2) For the transfer of real estate, etc., the amount obtained by subtracting the cost of transfer of real estate, etc. and other transfer expenses from the proceeds from transfer of real estate, etc. is indicated to record the amount as gain on transfer of real estate, etc. in the statement of income and retained earnings based on Article 48, Paragraph 2 of the Ordinance on Accountings of Investment Corporations (Cabinet Office Ordinance No. 47 of 2006).

(Note 3) Utilities income indicates the amount recorded as revenue in accordance with the supply of electricity and water, etc. to the lessee who is a customer based on the lease agreement of real estate and details of agreements incidental to it.

For the six months ended January 31, 2026

(Unit: thousands of yen)

	Revenue from Contracts with Customers (Note 1)	Sales to External Customers
Transfer of real estate, etc. (Note 2)	3,073,000	1,519,539
Utilities income (Note 3)	97,734	97,734
Other	—	9,764,055
Total	3,170,734	11,381,329

(Note 1) Rent revenues, etc. subject to the “Accounting Standard for Lease Transactions” (Corporate Accounting Standard No. 13) and the transfer of real estate, etc. subject to the “Practical Guidelines on Accounting by Transferors for Securitization of Real Estate Using Special Purpose Companies” (Transferred Guidance, No.10 of the Accounting Standards Board of Japan) are excluded from “Revenue from contracts with customers” as such revenue is not subject to Accounting Standard for Revenue Recognition. Revenue from contracts with customers mainly represents proceeds from transfer of real estate and utilities income.

(Note 2) For the transfer of real estate, etc., the amount obtained by subtracting the cost of transfer of real estate, etc. and other transfer expenses from the proceeds from transfer of real estate, etc. is indicated to record the amount as gain on transfer of real estate, etc. in the statement of income and retained earnings based on Article 48, Paragraph 2 of the Ordinance on Accountings of Investment Corporations (Cabinet Office Ordinance No. 47 of 2006).

(Note 3) Utilities income indicates the amount recorded as revenue in accordance with the supply of electricity and water, etc. to the lessee who is a customer based on the lease agreement of real estate and details of agreements incidental to it.

(2) Information that provides a basis for understanding revenue from contracts with customers

For the six months ended July 31, 2025

As described in the notes on matters related to significant accounting policies.

For the six months ended January 31, 2026

As described in the notes on matters related to significant accounting policies.

- (3) Information on relationship of satisfaction of performance obligations based on contracts with customers with cash flow generated from said contracts and amount and period of revenue expected to be recognized in the next fiscal period or thereafter from contracts with customers existing at the end of the fiscal period

(a) Balance of contract assets and contract liabilities, etc.

(Unit: thousands of yen)

	For the six months ended July 31, 2025	For the six months ended January 31, 2026
Claims generated from contracts with customers (balance at beginning of fiscal period)	54	18
Claims generated from contracts with customers (balance at end of fiscal period)	18	59
Contract assets (balance at beginning of fiscal period)	—	—
Contract assets (balance at end of fiscal period)	—	—
Contract liabilities (balance at beginning of fiscal period)	—	—
Contract liabilities (balance at end of fiscal period)	—	—

(b) Transaction value allocated to the remaining performance obligations

For the six months ended July 31, 2025

As of July 31, 2025, the total amount of the transaction price allocated to remaining performance obligations pertaining to the transfer of real estate, etc. is 3,073,000 thousand yen due to real estate, etc. for which a transfer agreement was concluded on March 17, 2025. The Company expects to recognize revenue for these performance obligations due to the transfer of trust beneficiary interest (7% quasi co-ownership interest) of the above real estate, etc., which was planned for December 1, 2025.

With regard to utilities revenue, as the Company has the right to receive from customers an amount directly corresponding to the value for the lessees, or customers, of sections for which performance is complete by the end of the fiscal period, the amount it has the right to claim is recognized as revenue in accordance with Paragraph 19 of the Implementation Guidance on Accounting Standard for Revenue Recognition. Accordingly, such is not included in the note on transaction value allocated to remaining performance obligations through application of the provisions of Paragraph 80-22 (2) of the Accounting Standard for Revenue Recognition.

For the six months ended January 31, 2026

Not applicable.

With regard to utilities revenue, as the Company has the right to receive from customers an amount directly corresponding to the value for the lessees, or customers, of sections for which performance is complete by the end of the fiscal period, the amount it has the right to claim is recognized as revenue in accordance with Paragraph 19 of the Implementation Guidance on Accounting Standard for Revenue Recognition. Accordingly, such is not included in the note on transaction value allocated to remaining performance obligations through application of the provisions of Paragraph 80-22 (2) of the Accounting Standard for Revenue Recognition.

11. Segment and related information

[Segment information]

Disclosure is omitted because the Company operates as a single segment – Real estate leasing business.

[Related information]

For the six months ended July 31, 2025

(1) Information about each product and service

Disclosure is omitted because operating revenue from external customers within a single product and service category accounts for over 90% of the operating revenue on the statement of income and retained earnings.

(2) Information about each geographical area

(a) Operating revenue

Disclosure is omitted because operating revenue from external customers in Japan accounts for over 90% of the operating revenue on the statement of income and retained earnings.

(b) Property, plant and equipment

Disclosure is omitted because the amount of property, plant and equipment located in Japan accounts for over 90% of the amount of property, plant and equipment on the balance sheet.

(3) Information about each major tenant

(Unit: thousands of yen)		
Name of tenant	Operating revenue	Related segment
Mori Building Co., Ltd.	7,978,393	Real estate leasing business

For the six months ended January 31, 2026

(1) Information about each product and service

Disclosure is omitted because operating revenue from external customers within a single product and service category accounts for over 90% of the operating revenue on the statement of income and retained earnings.

(2) Information about each geographical area

(a) Operating revenue

Disclosure is omitted because operating revenue from external customers in Japan accounts for over 90% of the operating revenue on the statement of income and retained earnings.

(b) Property, plant and equipment

Disclosure is omitted because the amount of property, plant and equipment located in Japan accounts for over 90% of the amount of property, plant and equipment on the balance sheet.

(3) Information about each major tenant

(Unit: thousands of yen)		
Name of tenant	Operating revenue	Related segment
Mori Building Co., Ltd.	8,177,839	Real estate leasing business

12. Per unit Information

	For the six months ended	
	July 31, 2025	January 31, 2026
Net assets per unit (yen)	107,000	107,610
Net income per unit (yen)	3,202	3,247

(Note 1) Net income per unit was calculated by dividing the net income by the daily weighted average number of investment units during the period.

Diluted net income per unit has not been stated as there are no diluted investment units.

(Note 2) The following is the basis for calculating net income per unit.

	For the six months ended	
	July 31, 2025	January 31, 2026
Net income (thousands of yen)	6,093,715	6,124,722
Amounts not attributable to common unitholders (thousands of yen)	—	—
Net income attributable to common investment units (thousands of yen)	6,093,715	6,124,722
Average number of investment units during the period (units)	1,902,711	1,886,235

13. Subsequent events

(i) Asset transfer

The Company made the resolution at its Board of Directors' meeting held on March 17, 2026, to additionally transfer a part of Laforet Harajuku (Land).

The buyer Mori Building Co., Ltd. constitutes an interested party, etc. of the Company's Asset Manager, and the transaction constitutes a transaction with an interested party, etc. as defined in the Investment Trust Act. Accordingly, to comply with applicable laws and regulations and with the asset management agreement, as well as to prevent the interests of the Company from being negatively impacted with respect to the transfer price and other terms and conditions, the Asset Manager has taken steps pursuant to the Related Parties Transaction Guidelines.

i) Overview of Transfer

Property name	Laforet Harajuku (Land)	
Asset to be transferred	Trust beneficiary interest (Note 1) ((1): 5% quasi co-ownership interest)	Trust beneficiary interest (Note 1) ((2): 5% quasi co-ownership interest)
Book value	1,103 million yen (Note 2)	1,103 million yen (Note 2)
Transfer price	2,365 million yen (Note 3)	2,365 million yen (Note 3)
Gain (loss) on transfer	1,256 million yen (Note 4)	1,254 million yen (Note 4)
Sales agreement date	March 17, 2026	
Anticipated Transfer date	July 1, 2026	December 1, 2026
Buyer	Mori Building Co., Ltd	

(Note 1) The Company plans to transfer trust beneficiary interest in ownership of land (land of Laforet Harajuku; hereafter the "Property") to which fixed-term business-use leasehold rights are attached for the purpose of owning retail and other facilities. However, the Company will continue to hold the remaining 34% of the quasi co-ownership interest in the trust beneficiary interest.

(Note 2) Book value indicates the estimate of the book value of the property as of the anticipated transfer date based on the book value as of January 31, 2026.

(Note 3) The transfer price does not include transfer-related costs and other expenses.

(Note 4) The gain (loss) on transfer represents the amount obtained by deducting the book value and transfer-related costs from the transfer price above.

ii) Details of the Asset to be transferred

Details of the Asset to be transferred		
Property name	Laforet Harajuku (Land)	
Type of specified asset	Trust beneficiary interest ((1): 5% quasi co-ownership interest and (2): 5% quasi co-ownership interest)	
Trustee	Sumitomo Mitsui Trust Bank, Ltd.	
Trust establishment period	From July 1, 2022 to July 31, 2042	
Location (Residential indication)	1-11-6 Jingumae, Shibuya-ku, Tokyo	
Area (Note 1)	2,565.06 m ²	
Form of ownership	Ownership	
Book value	(1) : 1,103 million yen (2) : 1,103 million yen	
Transfer price	(1) : 2,365 million yen (2) : 2,365 million yen	
Gain (loss) on transfer	(1) : 1,256 million yen (2) : 1,254 million yen	
Appraisal	Appraiser	Japan Real Estate Institute
	Appraisal value (Note 2)	4,730 million yen (Appraisal date: February 1, 2026)
Anticipated Transfer date	(1) : July 1, 2026 (2) : December 1, 2026	
Content of lease (As of March 17, 2026)		
Lessee	Mori Building Ryutsu System Co., Ltd.	
Type of agreement	Fixed-term business-use land lease agreement	
Term of agreement	From September 15, 2010 to September 14, 2030 (20 years)	
Gross rent income (annual rent) (Note 3)	145,440,000 yen	
Deposits/ Guarantees	None	
Total leasable floor area (Note 4)	256.51 m ²	
Total leased floor area (Note 5)	256.51 m ²	
Other special consideration	None	

(Note 1) Area is the area of the entire site as indicated in the real estate registry.

(Note 2) The appraisal value represents the figure for the 10% quasi co-ownership interest in the trust beneficiary interest.

(Note 3) The gross rent income (annual rent) represents the figure obtained by multiplying the monthly rent indicated in the rent review memorandum related to the agreement for establishing the fixed-term business-use leasehold rights by the 10% quasi co-ownership interest in the trust beneficiary interest, rounding down the amount below the unit and multiplying that amount by 12.

(Note 4) The total leasable floor area represents the figure obtained by multiplying the floor area deemed leasable to the lessee by the 10% quasi co-ownership interest in the trust beneficiary interest, rounded to the second decimal place.

(Note 5) The total leased floor area represents the figure obtained by multiplying the floor area leased to the lessee by the 10% quasi co-ownership interest in the trust beneficiary interest, rounded to the second decimal place.

(Note 6) In the case either the Company or Mori Building Co., Ltd, which is the buyer, is to transfer the quasi co-ownership interest in trust beneficiary interest it holds to a third party, written approval from the other holder(s) of the quasi co-ownership interest is necessary.

(ii) Repurchase of Own Investment Units

The Company made the resolution at its Board of Directors' meeting held on March 17, 2026, to decide on matters relating to the repurchase of its own investment units under Article 80-2 of the Act on Investment Trusts and Investment Corporations, which was applied by replacing the provisions of Article 80-5, Paragraph 2 of the same Act.

The Company plans to retire all the repurchased investment units during the fiscal period ending July 31, 2026.

i) Reason for Repurchase of Own Investment Units

The Company conducted a comprehensive review of its investment unit price level, available cash on hand, financial market trends, the financial condition, and other factors. As a result, The Company has determined that increasing capital efficiency and returning profits to unitholders through the repurchase and retirement of own investment units will lead to an increase in unitholder value over the medium to long term, and has therefore decided to repurchase its own investment units.

ii) Details of the Repurchase

(5) Total number of investment units to be repurchased	6,800 units (maximum) 0.36% of the total number of issued and outstanding investment units (excluding the number of own investment units)
(6) Total amount of investment units repurchased	1,000 million yen (maximum)
(7) Repurchase method	Market purchase on the Tokyo Stock Exchange pursuant to a discretionary transaction agreement with a securities company regarding the repurchase of own investment units
(8) Repurchase period	March 18, 2026 to July 10, 2026

(9) Changes in units issued and outstanding

The outline of changes in unitholders' capital for the previous five years was as follows:

Date	Type of issue	Number of units issued and outstanding		Unitholders' capital, net (Millions of yen) (Note 1)		Note
		Increase	Balance	Increase	Balance	
July 31, 2025	Retirement of units	(30,095)	1,886,235	(3,999)	191,718	(Note 2)

(Note 1) The amount of unitholders' capital after subtracting any deduction from unitholders' capital is shown. This does not account for any deduction from unitholders' capital that is due to the implementation of distribution in excess of earnings related to the allowance for temporary difference adjustments.

(Note 2) From March 18, 2025 to June 25, 2025, the Company purchased its treasury investment units through a market purchase on the Tokyo Stock Exchange pursuant to a discretionary transaction agreement with a securities company regarding the purchase of treasury investment units. The Company retired all the purchased treasury investment units (30,095 units) on July 31, 2025, as was approved at its Board of Directors' meeting held on July 23, 2025.

3. REFERENCE INFORMATION

(1) Investment Status

(as of January 31, 2026)

Type of asset	Main type of use	Region	Total amount held (millions of yen) (Note 1)	Percentage of total assets (%)
Real estate in trust	Office Buildings	Tokyo's five central wards and their vicinity	381,468	92.8
		Tokyo metropolitan area	381,468	92.8
		Principal regional cities	—	—
	Residential Properties	Tokyo's five central wards and their vicinity	6,294	1.5
		Tokyo metropolitan area	6,294	1.5
		Principal regional cities	—	—
	Retail and Other Facilities	Tokyo's five central wards and their vicinity	9,712	2.4
		Tokyo metropolitan area	9,712	2.4
		Principal regional cities	—	—
	Subtotal			397,475
Deposits and other assets (Note 2)			13,755	3.3
Total assets			411,231	100.0

(Note 1) Total amount held is the carrying amount (book value less depreciation and amortization).

(Note 2) Deposits and other assets include deposits within the assets in trust in the amount of 5,535 million yen. Trust beneficiary interest in assets which are primarily comprised of real estate, etc., do not include deposits within the assets in trust.

(as of January 31, 2026)

	Carrying amount (millions of yen)	Percentage of total assets (%)
Total liabilities	208,252	50.6
Total net assets	202,979	49.4
Total assets	411,231	100.0

(2) Investment Assets

(a) Major Issue of Investment Securities

Not applicable.

(b) Investment Real Estate Properties

Not applicable.

(c) Major Other Investment Assets

The Company holds the following trust beneficiary interest in real estate listed in the tables in a) below as of January 31, 2026. Mori Building Co., Ltd. led the development of all of the following real estate in trust.

a) Overview of Real Estate in Trust

The following are the real estate in trust held by the Company as of January 31, 2026.

(i) Overview of Assets by Type of Use

Main type of use	Property number (Note 1)	Property name	Location	Construction date (Note 2)	Structure/ Total number of floors (Note 2)	Land area (m ²) (Note 2)	Gross floor area (m ²) (Note 2)	Form of ownership (Note 4)		Appraisal value at the end of fiscal period (millions of yen) (Note 5)	Book value (millions of yen)	Acquisition price (millions of yen)	Percentage of total portfolio acquisition price (%) (Note 6)	
								Land	Bldg.					
Office Buildings	O-0 [Premium]	Roppongi Hills Mori Tower	Roppongi, Minato-ku	Apr. 2003	S/SRC B6F/54F	57,177.66	442,150.70	C (Note 7)	CO	159,200	109,514	115,380	27.7	
	O-1 [Premium]	ARK Mori Building	Akasaka, Minato-ku	Mar. 1986	RC/SRC/S B4F/37F	39,602.42	177,486.95	C (Note 7)	CO	65,000	61,483	62,480	15.0	
	O-4 [Premium]	Koraku Mori Building	Koraku, Bunkyo-ku	Mar. 2000	SRC/S B6F/19F	6,611.58	46,154.65	L	CO	25,440	24,279	27,200	6.5	
	O-6 [Premium]	Akasaka Tameike Tower	Akasaka, Minato-ku	Sep. 2000	S/SRC/RC B2F/25F	5,694.16	46,971.43	C (Note 8)	CO	36,400	40,745	43,930	10.6	
	O-7 [Premium]	Atago Green Hills	MORI Tower (office building)	Atago, Minato-ku	Jul. 2001	S/SRC B2F/42F	13,014.36 (Note 9)	85,266.30	*	*	46,176	38,992	42,090	10.1
			Forest Tower (residential building)	Atago, Minato-ku	Oct. 2001	S/SRC B4F/43F		60,815.71						
			Plaza (retail building)	Toranomon, Minato-ku	Jul. 2001	RC B1F/2F		2,083.60						
	O-8 [Premium]	ARK Hills South Tower	Roppongi, Minato-ku	Jul. 2013	S/SRC/RC B4F/20F	5,846.69	53,043.48	C (Note 12)	C (Note 12)	23,900	18,309	19,150	4.6	
	O-9 [Premium]	Toranomon Hills Mori Tower	Toranomon, Minato-ku	May 2014	S/SRC B5F/52F	17,068.96	241,581.95	C (Note 7)	C	97,502	71,962	73,789	17.7	
	O-10 [Premium]	Holland Hills Mori Tower	Toranomon, Minato-ku	Jan. 2005	S/SRC/RC B2F/24F	3,487.61	35,076.12	C (Note 13)	CO	22,700	16,182	16,330	3.9	
Subtotal										476,318	381,468	400,349	96.2	
Residential Properties	R-3 [Premium]	Roppongi First Plaza	Roppongi, Minato-ku	Oct. 1993	RC B1F/20F	4,357.88 (Note 14)	22,906.74 (Note 14)	C (Note 14)	CO (Note 15)	4,300	2,234	2,100	0.5	
	R-4	Roppongi View Tower	Roppongi, Minato-ku	Oct. 1993	RC B1F/20F			C (Note 14)	CO (Note 15)	4,570	4,060	4,000	1.0	
Subtotal										8,870	6,294	6,100	1.5	
Retail and Other Facilities	S-1 [Premium]	Laforet Harajuku (Land)	Jingumae, Shibuya-ku	—	—	2,565.06	—	O	—	20,812	9,712	9,600	2.3	
Subtotal										20,812	9,712	9,600	2.3	
Total										506,000	397,475	416,049	100.0	

- (Note 1) “Property number” is the number assigned to real estate in trust held by the Company classified into the following main types of use. The alphabet on the left represents the main type of use, where “O” represents an office building, “R” represents a residential property and “S” represents a retail and other facility. In addition, Premium Properties are denoted by “Premium.” The same applies hereafter.
- (Note 2) “Construction date,” “Structure/Total number of floors,” “Land area” and “Gross floor area” are as described in the property registry. As for “Structure/Total number of floors,” the following abbreviations are used.
RC: Reinforced concrete; SRC: Steel frame and reinforced concrete; S: Steel frame;
B: Number of basement floors; F: Number of floors above ground level
- (Note 3) “Land area” and “Gross floor area” indicate the area of the entire site and the total floor area of the entire building based on the description of the property registry, regardless of the form of ownership.
- (Note 4) “Form of ownership” is the type of rights, where “O” represents ownership rights, “C” represents a co-ownership interest in ownership rights, “CO” represents compartmentalized ownership of exclusive portion of a building, and “L” represents leasehold rights.
- (Note 5) “Appraisal value at the end of fiscal period” for properties except for ARK Hills South Tower is the appraisal value as of January 31, 2026 as described in the real estate appraisal report prepared by Japan Real Estate Institute. The figure for ARK Hills South Tower is the appraisal value as of January 31, 2026 as described in the real estate appraisal report prepared by DAIWA REAL ESTATE APPRAISAL CO., LTD.
- (Note 6) “Percentage of total portfolio acquisition price” is calculated as a percentage of the aggregate acquisition price of the Company’s portfolio.
- (Note 7) Co-ownership interest as a portion of the land use rights.
- (Note 8) The land of Akasaka Tameike Tower is composed of the land owned by a third party (parcel number 1705-1) and the land jointly owned by the trustee and Mori Building Co., Ltd. (parcel number 1701-1). The trustee’s co-ownership interest ratio of the land (parcel number 1701-1) is approximately 98.6% and the area corresponding to the co-ownership interest ratio is 3,211.94m². The same applies hereafter.
- (Note 9) “Land area” for Atago Green Hills is the area of the entire land over which land use rights for the building have been established pursuant to the rules of the Atago Green Hills Management Meeting.
- (Note 10) The land of Atago Green Hills is composed of the land owned by third parties and the land jointly owned by the trustee and Mori Building Co., Ltd. and leasehold rights and easement jointly owned by the trustee and Mori Building Co., Ltd. The land corresponding to each building is determined pursuant to the rules of the Atago Green Hills Management Meeting.
- (Note 11) The buildings of Atago Green Hills are composed of parts owned by third parties through compartmentalized ownership and other parts jointly owned by the trustee and Mori Building Co., Ltd. through direct ownership and compartmentalized ownership.
- (Note 12) The Company owns 25% co-ownership interest of the building and the site.
- (Note 13) The land of Holland Hills Mori Tower is composed of the land owned by the Tokyo Metropolitan Government (3-802-2 Shibakoen and 1-224-28 Azabudai) and the land jointly owned by the trustee and Mori Building Co., Ltd. under joint ownership (5-124-1 Toranomom and 3-803-3. Shibakoen). The trustee’s co-ownership interest ratio of the land (5-124-1 Toranomom and 3-803-3. Shibakoen) is approximately 62.9% and the area corresponding to the co-ownership interest ratio is 1,910.96m². The same applies hereafter.
- (Note 14) As Roppongi First Plaza and Roppongi View Tower are on the same site and are described in the property registry as one building owned through compartmentalized ownership, the land area and the gross floor area for these properties are added together. The land corresponding to each building has been determined pursuant to its management rules and is owned in the land use rights ratio.
- (Note 15) Roppongi First Plaza and Roppongi View Tower are described in the property registry as one building owned through compartmentalized ownership. 42 residential units out of the total of 90 residential units in Roppongi First Plaza are owned through compartmentalized ownership. 92 residential units out of the total of 202 residential units in Roppongi View Tower are owned through compartmentalized ownership.

(ii) Overview of Lease Conditions (as of January 31, 2026)

Property number	Property name	Type of lease (Note 1)	Total leasable area (m ²) (Note 2)	Total leased area (m ²) (Note 2)	Occupancy rate (%) (Note 3)	Number of tenants (Note 4)	Annual contracted rent (millions of yen) (Note 5)	Security deposits (millions of yen) (Note 6)
O-0	Roppongi Hills Mori Tower	Fixed-rent master lease	43,041.54	43,041.54	100.0	1	5,702	4,752
O-1	ARK Mori Building	Fixed-rent master lease	24,588.43	24,588.43	100.0	1	2,702	2,241
O-4	Koraku Mori Building	Pass-through master lease	16,152.65	16,152.65	100.0	24	1,369	1,391
O-6	Akasaka Tameike Tower	Pass-through master lease	19,777.54	19,044.35	96.3	136	1,717	1,186
O-7	Atago Green Hills	Fixed-rent master lease	29,667.58	29,667.58	100.0	1	2,024	1,349
O-8	ARK Hills South Tower	Pass-through master lease	8,994.60	8,962.37	99.6	56	1,004	938
O-9	Toranomon Hills Mori Tower	Fixed-rent master lease	24,393.73	24,393.73	100.0	1	3,099	2,582
O-10	Holland Hills Mori Tower	Pass-through master lease	10,165.01	10,165.01	100.0	24	1,013	956
R-3	Roppongi First Plaza	Pass-through master lease	2,956.77	2,544.52	86.1	36	206	78
R-4	Roppongi View Tower	Pass-through master lease	4,515.25	3,691.44	81.8	75	207	53
S-1	Laforet Harajuku (Land)	Business-use fixed-term land lease	1,128.63	1,128.63	100.0	1	639	—
Total			185,381.73	183,380.25	98.9	356	19,688	15,531

(Note 1) We treat lease as a fixed-rent master lease when we grant the authority to lease the property to other co-owner and receive a fixed amount in consideration. The same applies hereafter.

(Note 2) “Total leasable area” is the area of the space deemed to be available for the end-tenants. In the case where we lease the entire space to any one tenant in the form of a fixed-rent master lease or where we grant the authority to lease the property to other co-owner and a fixed amount is paid to us in consideration of such granting, such tenant or co-owner is deemed to be the end-tenant. The same applies hereafter. “Total leased area” is equivalent to total floor area of leased space set out in the lease agreements, etc. with the end-tenants. In the case of Koraku Mori Building, Atago Green Hills, Toranomon Hills Mori Tower and Laforet Harajuku (Land), this indicates 80%, 74%, 99.9% and 44% of the proportionate ownership ratio, respectively, of the foregoing total leasable area and total leased area, which is rounded off to two decimal places. In the case of ARK Hills South Tower, it indicates 25% of co-ownership interest ratio of the total leasable area and total leased area of the building, which is rounded off to two decimal places. In the case of Akasaka Tameike Tower, the office and shop portions are calculated by multiplying Total leasable area and Total leased area concerning the private-use areas of sectional ownership owned by the trustee, the Asahi Shimbun Company and Mori Building Co., Ltd (all of the relevant portions under these uses) by the distribution ratio for the trust beneficiary interest owned by Mori Hills REIT Investment Corporation (ratio stated in the agreement to amend building lease agreement concluded on July 29, 2016) (65.9%), and the residential portion is calculated by multiplying Total leasable area and Total leased area concerning the private-use areas of sectional ownership owned by the trustee and the Asahi Shimbun Company (128 units) by the distribution ratio for the trust beneficiary interest owned by Mori Hills REIT Investment Corporation (ratio stated in the agreement to amend building lease agreement concluded on January 6, 2016) (67%), and is indicated by rounding off to two decimal places. The same applies hereafter. The total leasable area and total leased area do not include the area of storage space, flat parking lots and machinery, etc. The same applies hereafter.

(Note 3) “Occupancy rate” is calculated by dividing the total leased area for each property by the total leasable area of the property. The total indicates the ratio of the aggregate total leased area for all properties to the aggregate total leasable area for all properties.

(Note 4) “Number of tenants” is computed by counting the number of tenants as to the properties with fixed-rent master lease agreements and Laforet Harajuku (Land) as one. As for other properties, in the case of offices and shops, any one tenant which occupies more than one leased premise within the same property shall be counted as one, and in the case of residence, each residential unit shall be counted as one. The same applies hereafter.

- (Note 5) “Annual contracted rent” for each property is calculated by multiplying the monthly rent provided in the relevant lease agreement, etc. with the end-tenant (which shall be the monthly rent after a free rent period if a free rent period has been established at the beginning of the lease period, or the amount charged to the end-tenants during the period from January 1, 2026 to January 31, 2026 if a percentage rent is adopted) by 12. In the case of Koraku Mori Building, Atago Green Hills, Toranomom Hills Mori Tower and Laforet Harajuku (Land), this indicates 80%, 74%, 99.9% and 44% (i.e., the ownership ratio), respectively, of the amount so calculated. In the case of ARK Hills South Tower, it indicates the 25% co-ownership interest ratio of the annual contracted rent. In the case of Akasaka Tameike Tower, the office and shop portions are calculated by multiplying annual contracted rent from the private-use areas of sectional ownership owned by the trustee, the Asahi Shimbun Company and Mori Building Co., Ltd (all of the relevant portions under these uses) by the distribution ratio for the trust beneficiary interest owned by Mori Hills REIT Investment Corporation (65.9%), and the residential portion is calculated by multiplying annual contracted rent from the private-use areas of sectional ownership owned by the trustee and the Asahi Shimbun Company (128 units) by the distribution ratio for the trust beneficiary interest owned by Mori Hills REIT Investment Corporation (67%). The same applies hereafter.
- (Note 6) “Security Deposits” indicates the remaining amount of the security deposit set forth in the relevant lease agreement, etc. with the end-tenant. With regard to Roppongi View Tower, this indicates the amount set forth in the lease agreement with Mori Building Co., Ltd., as master lessee. In the case of Koraku Mori Building, Atago Green Hills and Toranomom Hills Mori Tower, this indicates 80%, 74% and 99.9% (i.e., the ownership ratio), respectively, of such remaining amount of the security deposit. In the case of ARK Hills South Tower, it indicates the 25% co-ownership interest ratio of the security deposits. In the case of Akasaka Tameike Tower, the office and shop portions are calculated by multiplying security deposits from the private-use areas of sectional ownership owned by the trustee, the Asahi Shimbun Company and Mori Building Co., Ltd (all of the relevant portions under these uses) by the distribution ratio for the trust beneficiary interest owned by Mori Hills REIT Investment Corporation (65.9%), and the residential portion is calculated by multiplying security deposits from the private-use areas of sectional ownership owned by the trustee and the Asahi Shimbun Company (128 units) by the distribution ratio for the trust beneficiary interest owned by Mori Hills REIT Investment Corporation (67%). The same applies hereafter.

(iii) Overview of Lease to Major Tenant

The following table provides certain information regarding a key tenant, which leases 10% or more of the total leased area for the properties in the Company's portfolio as of January 31, 2026 and a brief summary of the lease conditions for such tenant.

Tenant name	Business type	Property name	Annual contracted rent (millions of yen)	Security Deposits (millions of yen)	Leased Area (m ²) (Note 1)	Percentage of total leased area (%) (Note 2)	Lease expiration date	Lease renewal	Notes
Mori Building Co., Ltd.	Real estate business	Roppongi Hills Mori Tower	5,702	4,752	43,041.54	23.5	Jul. 31, 2026	Auto-renewed every 5 years	23/24 floors
							Sep. 30, 2028	Auto-renewed every 5 years	19/22 floors
							Jul. 31, 2029	Auto-renewed every 5 years	20 floor
							Sep. 30, 2030	Auto-renewed every 5 years	28 floor
							Jan. 31, 2026	Auto-renewed every 5 years	25 floor
							Mar. 31, 2026	Auto-renewed every 5 years	26/27/29 floors
		ARK Mori Building	2,702	2,241	24,588.43	13.4	Jan. 31, 2026	Auto-renewed every 5 years	13 floor
							Jan. 31, 2026	Auto-renewed every 5 years	12/22 floors
							Jan. 31, 2026	Auto-renewed every 5 years	23/25 floors
							Jan. 31, 2026	Auto-renewed every 5 years	4/15/24 floors
							Mar. 31, 2028	Auto-renewed every 5 years	1 floor/Basement 1 through 4/ The area used as district heating and cooling
		Koraku Mori Building	1,369	1,391	16,152.65	8.8	Feb. 28, 2033	Auto-renewed every 5 years	—
		Akasaka Tameike Tower	1,717	1,186	19,044.35	10.4	Mar. 31, 2026	Auto-renewed every 5 years	Office and shop areas (including parts of storage areas, parking lots, etc.)
							Mar. 31, 2026	Auto-renewed every 5 years	Residential area (including parts of parking lots, etc.)
Atago Green Hills	2,024	1,349	29,667.58	16.2	Apr. 30, 2027	Auto-renewed every 5 years	—		
ARK Hills South Tower	1,004	938	8,962.37	4.9	Jul. 31, 2034	Auto-renewed every year	—		
Toranomon Hills Mori Tower	3,099	2,582	24,393.73	13.3	Jul. 31, 2027	Auto-renewed every 5 years	—		
Holland Hills Mori Tower	1,013	956	10,165.01	5.5	Jul. 31, 2032	Auto-renewed every 10 years	—		
Roppongi First Plaza	206	78	2,544.52	1.4	Feb. 28, 2033	Auto-renewed every 5 years	—		
Roppongi View Tower	207	53	3,691.44	2.0	Feb. 28, 2033	Auto-renewed every 5 years	—		
Total			19,048	15,531	182,251.62	99.4			

(Note 1) “Leased area” is equivalent to floor area of leased space set out in the lease agreement, etc. with the end-tenant. In the case of Koraku Mori Building, Atago Green Hills and Toranomom Hills Mori Tower, this indicates 80%, 74% and 99.9% of the proportionate ownership ratio, respectively, of the foregoing leased area, which is rounded off to two decimal places. In the case of ARK Hills South Tower, it indicates 25% of co-ownership interest ratio of the leased area of the building, which is rounded off to two decimal places. In the case of Akasaka Tameike Tower, the office and shop portions are calculated by multiplying leased area from the private-use areas of sectional ownership owned by the trustee, the Asahi Shimbun Company and Mori Building Co., Ltd (all of the relevant portions under these uses) by the distribution ratio for the trust beneficiary interest owned by Mori Hills REIT Investment Corporation (65.9%), and the residential portion is calculated by multiplying leased area from the private-use areas of sectional ownership owned by the trustee and the Asahi Shimbun Company (128 units) by the distribution ratio for the trust beneficiary interest owned by Mori Hills REIT Investment Corporation (67%), and is indicated by rounding off to two decimal places. The leased area does not include the area of storage space, flat parking lots, and machinery, etc. The same applies hereafter.

(Note 2) “Percentage of total leased area” indicates the ratio of the total leased area of each property to the aggregate total leased area for all properties held by the Company as of January 31, 2026. The same applies hereafter.

(iv) Five Largest Tenants

The following table shows the Company’s five largest tenants by leased area for the Company’s properties as of January 31, 2026.

Name of end tenant	Property name	Leased area (m ²)	Percentage of total leased area (%)
Mori Building Co., Ltd.	Roppongi Hills Mori Tower ARK Mori Building Atago Green Hills Toranomom Hills Mori Tower Roppongi View Tower	121,733.15	66.4
Mitsubishi UFJ Research and Consulting Co., Ltd.	Holland Hills Mori Tower	3,358.32	1.8
Company A	Holland Hills Mori Tower	2,975.85	1.6
Japan Worker's Credit Fund Association	Koraku Mori Building	1,851.87	1.0
SoldOut, Inc.	Koraku Mori Building	1,851.87	1.0
Total		131,771.06	71.9

(v) Overview of Lease to Interested Parties

The following table provides an overview of lease to the end-tenants who are interested parties for the properties held by the Company as of January 31, 2026.

Name of end tenant	Name of occupied property	Leased area (m ²)	Percentage of total portfolio (%)	Annual contracted rent (thousands of yen)	Lease expiration date	Lease renewal	Type of lease	Notes
Mori Building Co., Ltd.	Roppongi Hills Mori Tower	43,041.54	23.5	5,702,788	Jul. 31, 2026	Auto-renewed every 5 years	Fixed-rent master lease	23/24 floors
					Sep. 30, 2028	Auto-renewed every 5 years	Fixed-rent master lease	19/22 floors
					Jul. 31, 2029	Auto-renewed every 5 years	Fixed-rent master lease	20 floor
					Sep. 30, 2030	Auto-renewed every 5 years	Fixed-rent master lease	28 floor
					Jan. 31, 2026	Auto-renewed every 5 years	Fixed-rent master lease	25 floor
					Mar. 31, 2026	Auto-renewed every 5 years	Fixed-rent master lease	26/27/29 floors
	ARK Mori Building	24,588.43	13.4	2,702,973	Jan. 31, 2026	Auto-renewed every 5 years	Fixed-rent master lease	13 floor
					Jan. 31, 2026	Auto-renewed every 5 years	Fixed-rent master lease	12/22 floors
					Jan. 31, 2026	Auto-renewed every 5 years	Fixed-rent master lease	23/25 floors
					Jan. 31, 2026	Auto-renewed every 5 years	Fixed-rent master lease	4/15/24 floors
					Mar. 31, 2028	Auto-renewed every 5 years	Fixed-rent master lease	1 floor/Basement 1 through 4/ The area used as district heating and cooling
	Atago Green Hills	29,667.58	16.2	2,024,640	Apr. 30, 2027	Auto-renewed every 5 years	Fixed-rent master lease	—
	Toranomon Hills Mori Tower	24,393.73	13.3	3,099,223	Jul. 31, 2027	Auto-renewed every 5 years	Fixed-rent master lease	—
Roppongi View Tower	41.87	0.0	2,652	Jun. 30, 2026	—	Memorandum on self-use	—	
Mori Building Ryutsu System Co., Ltd.	Laforet Harajuku (Land)	1,128.63	0.6	639,936	Sep. 14, 2030	—	Business-use fixed-term land lease	—
Total		122,861.78	67.0	14,172,213				

(vi) Overview of Properties

The following table provides an overview of the properties for which annual contracted rent accounts for 10% or more of the total annual contracted rent for properties held by the Company as of January 31, 2026.

Property number	Property name	Annual contracted rent (millions of yen)	Percentage of annual contracted rent (%) (Note)	Total leasable area (m ²)	Total leased area (m ²)	Occupancy rate (%)	Number of tenants
O-0	Roppongi Hills Mori Tower	5,702	29.0	43,041.54	43,041.54	100.0	1
O-9	Toranomon Hills Mori Tower	3,099	15.8	24,393.73	24,393.73	100.0	1
O-1	ARK Mori Building	2,702	13.7	24,588.43	24,588.43	100.0	1
O-7	Atago Green Hills	2,024	10.3	29,667.58	29,667.58	100.0	1
Total		13,529	68.8	121,691.28	121,691.28	100.0	4

(Note) This indicates the ratio of the annual contracted rent for each property to the aggregate total annual contracted rent for all properties held by the Company as of January 31, 2026.

(vii) Overview of Matters Concerning Design, Etc.

The following table provides the designers, structural designers, contractors, building verification agencies and structural examination agencies for properties held by the Company as of January 31, 2026.

Property number	Property name	Designer	Structural designer	Contractor	Building verification agency	Structural examination agency (Note)
O-0	Roppongi Hills Mori Tower	Mori Building Co., Ltd., first class architect office, and Irie Miyake Architects & Engineers	Mori Building Co., Ltd., first class architect office, and Kozo Keikaku Engineering Inc.	Consortium of Obayashi Corporation and Kajima Corporation	Tokyo Metropolitan Government	The Building Center of Japan
O-1	ARK Mori Building	Mori Building Co., Ltd., first class architect office, and Irie Miyake Architects & Engineers	Mori Building Co., Ltd., first class architect office, and Irie Miyake Architects & Engineers	Consortium of Kajima Corporation, Toda Corporation and Fujita Engineering Co. Ltd.	Tokyo Metropolitan Government	The Building Center of Japan
O-4	Koraku Mori Building	Mori Building Co., Ltd., first class architect office, and GKK Architects & Engineers	Mori Building Co., Ltd., first class architect office, and Orimoto Structural Engineers	Consortium of Shimizu Corporation and Sato Kogyo Co., Ltd.	Tokyo Metropolitan Government	The Building Center of Japan
O-6	Akasaka Tameike Tower	Shimizu Corporation, first class architect office	Shimizu Corporation, first class architect office	Consortium of Shimizu Corporation and Takenaka Corporation	Tokyo Metropolitan Government	The Building Center of Japan
O-7	Atago Green Hills	Mori Building Co., Ltd., first class architect office, and Irie Miyake Architects & Engineers	Mori Building Co., Ltd., first class architect office, and Kozo Keikaku Engineering Inc.	(office building / retail building) Consortium of Takenaka Corporation and Kumagai Gumi Co., Ltd. (residential building) Toda Corporation	Tokyo Metropolitan Government	(office building / residential building) The Building Center of Japan (retail building) Tokyo Metropolitan Government
O-8	ARK Hills South Tower	Mori Building Co., Ltd., first class architect office and Irie Miyake Architects & Engineers	Mori Building Co., Ltd., first class architect office, Irie Miyake Architects & Engineers and Shimizu Corporation, first class architect office	Shimizu Corporation	The Building Center of Japan	The Building Center of Japan
O-9	Toranomon Hills Mori Tower	Nihon Sekkei, Inc.	Nihon Sekkei, Inc. and Obayashi Corporation first class architect office	Obayashi Corporation	The Building Center of Japan	The Building Center of Japan
O-10	Holland Hills Mori Tower	Yamashita Sekkei, Inc.	Yamashita Sekkei, Inc.	Obayashi Corporation	Tokyo Metropolitan Government	The Building Center of Japan
R-3	Roppongi First Plaza	Urban Renaissance Agency, and Irie Miyake Architects & Engineers	Urban Renaissance Agency, and Kozo Keikaku Engineering Inc.	Consortium of Shimizu Corporation and ANDO Corporation	Tokyo Metropolitan Government	The Building Center of Japan
R-4	Roppongi View Tower					

(Note) With regard to structures constructed by special structural methods, such as super high-rise structures or seismic isolated structures, a structural evaluation involving a more detailed examination than general standards must be obtained pursuant to building standards laws and regulations (performance assessment under the Building Standards Act from 2000). In addition, there are cases where it is obtained in accordance with the instructions, etc. of administrative authorities.

(viii) Overview of Engineering Reports

The Company engages an engineering firm to investigate the status of the building (including earthquake risk analysis) and obtains an engineering report from the firm for each property. The following table shows the status of properties held by the Company as of January 31, 2026. “Estimated amount of emergency repair expenses” is the emergency repair expenses estimated by the engineering firm. “Estimated amount of long-term repair expenses” is the annual average amount of repair and renovation expenses over a period of 15 years estimated by the engineering firm.

The report provides a mere opinion of the engineering firm and no guarantee is provided as to the accuracy of the opinion.

No earthquake insurance has been taken out for properties held by the Company.

Property number	Property name	Preparation date	Estimated amount of emergency repair expenses (thousands of yen)	Estimated amount of long-term repair expenses (thousands of yen) (Note 1)(Note 2) (Note 3)(Note 4) (Note 5)	PML (%) (Note 6)	Engineering firm
O-0	Roppongi Hills Mori Tower	Jan. 2021	—	81,196	2.0	Tokyo Bldg-Tech Center Co., Ltd.
O-1	ARK Mori Building	Jun. 2023	—	114,125	2.2	Tokio Marine dR Co., Ltd.
O-4	Koraku Mori Building	Feb. 2022	—	107,452	1.1	Tokio Marine dR Co., Ltd.
O-6	Akasaka Tameike Tower	Jan. 2022	—	100,101	2.3	Tokyo Bldg-Tech Center Co., Ltd.
O-7	Atago Green Hills	Mar. 2023	MORI Tower (office building)	208,931	2.7	Tokio Marine dR Co., Ltd.
			Forest Tower (residential building)	130,352	2.7	
			Plaza (retail building)	2,933	6.7	
O-8	ARK Hills South Tower	Jul. 2024	—	40,027	1.5	Tokio Marine dR Co., Ltd.
O-9	Toranomon Hills Mori Tower	Sep. 2025	—	45,343	2.3	ERI SOLUTION Co., Ltd.
O-10	Holland Hills Mori Tower	Dec. 2023	—	54,072	1.4	Tokyo Bldg-Tech Center Co., Ltd.
R-3	Roppongi First Plaza	Jan. 2022	—	9,040	2.0	Tokyo Bldg-Tech Center Co., Ltd.
R-4	Roppongi View Tower	Jan. 2022	—	13,366	2.0	Tokyo Bldg-Tech Center Co., Ltd.
S-1	Laforet Harajuku (Land) (Note 7)	—	—	—	—	—
Total			—	906,942	2.1	

(Note 1) With regard to Roppongi Hills Mori Tower, this amount is calculated by multiplying the estimated amount for the entire property by the percentage share of the costs pertaining to the portion in trust provided under the Roppongi Hills Mori Tower Management Rules.

(Note 2) With regard to ARK Mori Building, this amount is calculated by multiplying the estimated amount for the entire property by the percentage share of the costs pertaining to the portion in trust pursuant to the ARK Mori Building Management Rules.

(Note 3) With regard to Atago Green Hills, this amount is calculated by multiplying the estimated amount for the entire property in each building by the percentage share of the costs pertaining to the Company's share in the trust beneficiary interest pursuant to the Atago Green Hills Management Rules.

(Note 4) With regard to ARK Hills South Tower, this amount is calculated by multiplying the estimated amount for the entire property by the co-ownership interest ratio.

(Note 5) With regard to Toranomon Hills Mori Tower, this amount is calculated by multiplying the estimated amount for the entire real estate in trust by the quasi co-ownership ratio for the trust beneficiary interest owned the Company.

(Note 6) This indicates the figure described in the “Report on evaluation of seismic PML for portfolio” dated Feb 26, 2026 by Sompo Risk Management Inc.

(Note 7) With regard to Laforet Harajuku (Land), no investigation is implemented because the Company does not hold any buildings, etc.

(ix) Status of Capital Expenditures

i) Status of Implementation of Capital Expenditures

The following table shows the major construction work falling under the category of capital expenditures that were conducted during the thirty-ninth fiscal period. Capital expenditures during the thirty-ninth fiscal period amounted to 285 million yen for the entire portfolio and, combined with 179 million yen in maintenance and repairs and 13.6 million yen in construction management fees charged to expenses for the thirty-ninth fiscal period, construction work in a total amount of 478 million yen was implemented.

Name of real estate, etc. (Location)	Purpose	Period	Amount of capital expenditures (millions of yen)
Koraku Mori Building (Bunkyo-ku, Tokyo)	LED installation of lights in exclusive area	From: Aug. 2025 To: Nov. 2025	13
Akasaka Tameike Tower (Minato-ku, Tokyo)	Replacement of inert gas fire extinguishing system containers	From: Dec. 2025 To: Dec. 2025	17
Atago Green Hills (Minato-ku, Tokyo)	Work to upgrade telephone switchboard	From: Nov. 2025 To: Dec. 2025	11
ARK Hills South Tower (Minato-ku, Tokyo)	Central monitoring and control system upgrading work	From: Dec. 2024 To: Oct. 2025	50
Roppongi First Plaza (Minato-ku, Tokyo)	Residential unit remodeling work	From: Aug. 2025 To: Jan. 2026	17
Roppongi View Tower (Minato-ku, Tokyo)	Residential unit remodeling work	From: Aug. 2025 To: Jan. 2026	26
Other	—	—	147
Total			285

(Note) The projects shown above are those for which capital expenditure exceeds 10 million yen per project.

ii) Schedule of Capital Expenditures

The following table shows the amounts of capital expenditures conducted after the end of the thirty-ninth fiscal period and the expected amounts of capital expenditures associated with the major renovation construction work, etc. planned as of the date of this document for properties held by the Company as of January 31, 2026. A portion of the total “Expected amount of capital expenditures” detailed below may be treated as expenses for accounting purposes depending on the form of construction work.

Name of real estate, etc. (Location)	Purpose	Scheduled period	Expected amount of capital expenditures (millions of yen)		
			Total amount	Amount paid during the thirty-ninth fiscal period	Total amount already paid
Roppongi Hills Mori Tower (Minato-ku, Tokyo)	OA floor upgrading work in exclusive area	From: Apr. 2025 To: Mar. 2026	33	—	—
	Work to divide rental space in exclusive area	From: Apr. 2025 To: Mar. 2026	38	—	—
	LED installation of lights in exclusive area	From: Apr. 2025 To: Mar. 2026	149	—	—
	Toilet upgrading work	From: Apr. 2025 To: Mar. 2026	337	—	—
	Sprinkler upgrading work in common area	From: Apr. 2025 To: Mar. 2026	168	—	—
	LED installation of exterior lighting fixture	From: Apr. 2025 To: Mar. 2026	45	—	—
	Work to upgrade VAV automatic control equipment in exclusive area	From: Apr. 2025 To: Mar. 2026	22	—	—
ARK Mori Building (Minato-ku, Tokyo)	Security system upgrading work	From: Sep. 2024 To: Feb. 2026	49	—	—
	Elevator upgrading work	From: Jan. 2025 To: Mar. 2026	23	—	—
	Water reservoir tank upgrading work	From: Sep. 2025 To: Jul. 2026	28	—	—
	LED installation of lights in exclusive area	From: Feb. 2026 To: Jul. 2026	106	—	—
Koraku Mori Building (Bunkyo-ku, Tokyo)	Window side air conditioner upgrading work	From: May. 2026 To: Jun. 2026	90	—	—
	LED installation of lights in exclusive area	From: Feb. 2025 To: Jul. 2026	19	—	—

Name of real estate, etc. (Location)	Purpose	Scheduled period	Expected amount of capital expenditures (millions of yen)		
			Total amount	Amount paid during the thirty-ninth fiscal period	Total amount already paid
Akasaka Tameike Tower (Minato-ku, Tokyo)	Mechanical parking equipment parts replacement work	From: Mar. 2026 To: Mar. 2026	13	—	—
	Residential unit home appliances upgrading work	From: Feb. 2026 To: Jul. 2026	10	—	—
	Residential range hoods replacement work	From: Feb. 2026 To: Jul. 2026	14	—	—
Atago Green Hills (Minato-ku, Tokyo)	Office building visitor management system upgrading work	From: Oct. 2025 To: Mar. 2026	11	—	—
	Elevator monitoring panel upgrading work	From: Oct. 2025 To: Mar. 2026	21	—	—
	Heat source equipment renovation work	From: Oct. 2025 To: May. 2026	291	—	—
	Renewal of gas fire extinguishing system for mechanical parking lot	From: Apr. 2026 To: Jun. 2026	48	—	—
	Office building window side air conditioner upgrading work	From: Feb. 2026 To: Jul. 2026	25	—	—
	Office building LED installation of lights in common area	From: Feb. 2026 To: Jul. 2026	11	—	—
Toranomom Hills Mori Tower (Minato-ku, Tokyo)	Monitor upgrading work inside elevator car	From: Sep. 2025 To: Feb. 2026	13	—	—
	Central monitoring and control system upgrading work	From: Aug. 2025 To: Mar. 2026	59	—	—
Holland Hills Mori Tower (Minato-ku, Tokyo)	Heat source equipment renovation work	From: Jul. 2025 To: Feb. 2026	11	—	—
	Toilet upgrading work	From: Sep. 2025 To: Mar. 2026	178	—	—
	LED installation of lights for office entrance area	From: Nov. 2025 To: Mar. 2026	12	—	—
	Air-conditioning facility device upgrading work	From: Feb. 2026 To: Mar. 2026	13	—	—
	LED installation of lights in exclusive area	From: Feb. 2026 To: Jul. 2026	15	—	—
Roppongi First Plaza (Minato-ku, Tokyo)	Residential unit remodeling work	From: Feb. 2026 To: Jul. 2026	13	—	—
	Elevator upgrading work	From: Oct. 2026 To: Jan. 2027	32	—	—
Roppongi View Tower (Minato-ku, Tokyo)	Residential unit remodeling work	From: Feb. 2026 To: Jul. 2026	50	—	—
	Elevator upgrading work	From: Jul. 2026 To: Oct. 2026	52	—	—

(Note) The projects shown are those for which the expected amount exceeds 10 million yen per project.

b) Overview of Trust Beneficiary Interest

(as of January 31, 2026)

Main type of use	Property number	Property name	Trustee	Trust establishment date	Trust maturity date	Notes
Office buildings	O-0 Premium	Roppongi Hills Mori Tower	Sumitomo Mitsui Trust Bank, Ltd.	Aug. 1, 2011	Jul. 31, 2026	Trust beneficiary interest in compartmentalized ownership for 23rd and 24th floor portions
			Sumitomo Mitsui Trust Bank, Ltd.	Oct. 1, 2013	Sep. 30, 2028	Trust beneficiary interest in compartmentalized ownership for 19th and 22nd floor portions
			Sumitomo Mitsui Trust Bank, Ltd.	Aug. 1, 2014	Jul. 31, 2029	Trust beneficiary interest in compartmentalized ownership for 20th floor portion
			Sumitomo Mitsui Trust Bank, Ltd.	Sep. 16, 2015	Sep. 15, 2030	Trust beneficiary interest in compartmentalized ownership for 28th floor portion
			Sumitomo Mitsui Trust Bank, Ltd.	Feb. 1, 2016	Jan. 31, 2031	Trust beneficiary interest in compartmentalized ownership for 25th floor portion
			Mitsubishi UFJ Trust and Banking Corporation	Apr. 1, 2016	Mar. 31, 2036	Trust beneficiary interest in compartmentalized ownership for 26th, 27th and 29th floor portions
	O-1 Premium	ARK Mori Building	Mizuho Trust & Banking Co., Ltd.	Mar. 22, 2006	Mar. 31, 2026	Trust beneficiary interest in compartmentalized ownership for 13th floor portion
			Mizuho Trust & Banking Co., Ltd.	Mar. 28, 2008	Mar. 31, 2026	Trust beneficiary interest in compartmentalized ownership for 12th and 22nd floor portions
			Mizuho Trust & Banking Co., Ltd.	Mar. 18, 2011	Mar. 31, 2026	Trust beneficiary interest in compartmentalized ownership for 23rd and 25th floor portions
			Sumitomo Mitsui Trust Bank, Ltd.	Aug. 1, 2011	Jul. 31, 2026	Trust beneficiary interest in compartmentalized ownership for 4th, 15th and 24th floor portions
			Sumitomo Mitsui Trust Bank, Ltd.	Apr. 1, 2013	Mar. 31, 2028	Trust beneficiary interest in compartmentalized ownership for the area used as district heating and cooling on the 1st floor and the 1st through 4th floor below ground portions
	O-4 Premium	Koraku Mori Building	Sumitomo Mitsui Trust Bank, Ltd.	Mar. 4, 2003	Feb. 28, 2033	Trust beneficiary interest representing 80% interest in the assets in trust;
						Trust beneficiary interest representing the remaining 20% interest in the assets in trust is held by Mori Building Co., Ltd.
	O-6 Premium	Akasaka Tameike Tower	Sumitomo Mitsui Trust Bank, Ltd.	Sep. 30, 2008	Mar. 31, 2026	Trust beneficiary interest in office and shop areas (including parts of storage areas, parking lots, etc.)
			Sumitomo Mitsui Trust Bank, Ltd.	Mar. 18, 2011	Mar. 31, 2026	Trust beneficiary interest in residential area (including parts of parking lots, etc.)
	O-7 Premium	Atago Green Hills	Mitsubishi UFJ Trust and Banking Corporation	May 1, 2012	Apr. 30, 2027	Trust beneficiary interest representing 74% interest in the assets in trust;
						Trust beneficiary interest representing the remaining 26% interest in the assets in trust is held by Mori Building Co., Ltd.
	O-8 Premium	ARK Hills South Tower	Mitsubishi UFJ Trust and Banking Corporation	Aug. 1, 2014	Jul. 31, 2034	Trust beneficiary interest in the 25% co-ownership

Main type of use	Property number	Property name	Trustee	Trust establishment date	Trust maturity date	Notes
Office buildings	O-9	Toranomom Hills Mori Tower	Mitsubishi UFJ Trust and Banking Corporation	Jun. 26, 2014	Jul. 31, 2037	Trust beneficiary interest representing 99.9% interest in the assets in trust; Trust beneficiary interest representing the remaining 0.1% interest in the assets in trust is held by Mori Building Co., Ltd.
	Premium					
	O-10	Holland Hills Mori Tower	Sumitomo Mitsui Trust Bank, Ltd.	Aug. 1, 2017	Jul. 31, 2032	Trust beneficiary interest in compartmentalized ownership for 3rd-4th, part of the 5th, 14-18th and 22nd-24th floor portions
	Premium					
Residential properties	R-3	Roppongi First Plaza	Sumitomo Mitsui Trust Bank, Ltd.	Mar. 4, 2003	Feb. 28, 2033	—
	Premium					
	R-4	Roppongi View Tower	Sumitomo Mitsui Trust Bank, Ltd.	Mar. 4, 2003	Feb. 28, 2033	Trust beneficiary interest in compartmentalized ownership for 80 units in Roppongi View Tower
			Sumitomo Mitsui Trust Bank, Ltd.	Mar. 22, 2006	Feb. 28, 2033	Trust beneficiary interest in compartmentalized ownership for 12 units in Roppongi View Tower
Retail and Other Facilities	S-1	Laforet Harajuku (Land)	Sumitomo Mitsui Trust Bank, Ltd.	Jul. 1, 2022	Jul. 31, 2042	Trust beneficiary interest representing 44% interest in the assets in trust; Trust beneficiary interest representing the remaining 56% interest in the assets in trust is held by Mori Building Co., Ltd
	Premium					

c) Status of Portfolio

(i) Investment Ratio by Property Quality

(as of January 31, 2026)

Quality category (Note)	Number of properties	Acquisition price (millions of yen)	Percentage of total portfolio acquisition price (%)
Premium Properties	10	412,049	99.0
Other Properties	1	4,000	1.0
Total	11	416,049	100.0

(Note) For the Premium Properties in the quality category, please refer to “2. Investment Policy; (1) Investment Policy; (B) Management Strategy; (a) Key Strategy; a. Development of Urban Portfolio with Premium Properties at the Core; i. Investments that Focus on Premium Properties” in the most recent securities report (submitted on October 29, 2025).

(ii) Investment Ratio by Main Type of Use

(as of January 31, 2026)

Main type of use	Number of properties	Acquisition price (millions of yen)	Percentage of total portfolio acquisition price (%)
Office buildings	8	400,349	96.2
Residential properties	2	6,100	1.5
Retail Facility	1	9,600	2.3
Total	11	416,049	100.0

(iii) Investment Ratio by Region

(as of January 31, 2026)

Region		Number of properties	Acquisition price (millions of yen)	Percentage of total portfolio acquisition price (%)
Tokyo metropolitan area	Tokyo's five central wards and their vicinity	11	416,049	100.0
	Minato Ward	9	379,249	91.2
	Bunkyo Ward	1	27,200	6.5
	Shibuya Ward	1	9,600	2.3
	Tokyo, Kanagawa, Chiba and Saitama Prefectures	11	416,049	100.0
Principal regional cities	Cities designated by Cabinet Order and their equivalent principal cities in Japan other than those located in Tokyo metropolitan area	—	—	—
Total		11	416,049	100.0

(iv) Investment Ratio by Property Age

(as of January 31, 2026)

Property age	Number of properties	Acquisition price (millions of yen)	Percentage of total portfolio acquisition price (%)
Less than 10 years	—	—	—
Equal to or more than 10 years but less than 15 years	2	92,939	22.9
Equal to or more than 15 years	8	313,510	77.1
Total	10	406,449	100.0

(Note) In aggregate calculation, Atago Green Hills is deemed to have been constructed on July 30, 2001, and Laforet Harajuku (Land) falls outside the calculations. The same applies to “(v) Investment Ratio by Property Size” below. The average age of the properties in the Company’s portfolio, calculated as the weighted average of the building age based on the acquisition price is 23.7 years which is rounded off to the nearest decimal place.

(v) Investment Ratio by Property Size

(as of January 31, 2026)

Property Size (Note)	Number of properties	Acquisition price (millions of yen)	Percentage of total portfolio acquisition price (%)
Equal to or more than 30,000m ²	8	400,349	98.5
Equal to or more than 10,000m ² but less than 30,000m ²	2	6,100	1.5
Less than 10,000m ²	—	—	—
Total	10	406,449	100.0

(Note) “Property Size” is based on the total floor area of the entire building, regardless of the form of ownership. With regard to Roppongi First Plaza and Roppongi View Tower, the total floor area for each property is deemed to be 22,906.74 m² and calculated as a separate building.

d) Status of Income and Expenditures

(Unit: thousands of yen)

Property number	O-0			O-1		
Property name	Roppongi Hills Mori Tower			ARK Mori Building		
Period	Thirty-eighth fiscal period ended July 2025	Thirty-ninth fiscal period ended January 2026	Difference	Thirty-eighth fiscal period ended July 2025	Thirty-ninth fiscal period ended January 2026	Difference
Operation days	181 days	184 days	3 days	181 days	184 days	3 days
Occupancy rate	100.0%	100.0%	0.0PT	100.0%	100.0%	0.0PT
Number of tenants	1	1	0	1	1	0
Rent revenues	2,851,394	2,851,394	—	1,351,486	1,351,486	—
Other operating revenues	—	—	—	—	—	—
Total property operating revenue	2,851,394	2,851,394	—	1,351,486	1,351,486	—
Property management fees	426,426	426,426	—	202,169	202,169	—
Property taxes (Note 1)	300,888	300,990	101	96,397	96,373	(24)
Utilities	—	—	—	—	—	—
Maintenance and repairs	—	—	—	390	—	(390)
Insurance premium	5,437	5,520	83	2,923	3,381	457
Depreciation and amortization (1)	269,730	267,849	(1,881)	91,232	92,072	839
Other expenses (Note 2)	375	374	(1)	2,788	2,787	(1)
Total property operating expenses	1,002,858	1,001,160	(1,698)	395,901	396,783	881
Property operating income (2)	1,848,535	1,850,233	1,698	955,585	954,703	(881)
NOI (3) ((1)+(2))	2,118,265	2,118,082	(183)	1,046,817	1,046,775	(42)
Capex (4)	118,704	—	(118,704)	88,751	15,189	(73,562)
NCF (3)-(4)	1,999,561	2,118,082	118,521	958,066	1,031,586	73,519

(Note 1) For property tax, city planning tax and depreciable assets tax, the Company charges the amount of property taxes assessed and determined applicable to the fiscal period to property operating expenses. Registered owners of properties in Japan as of January 1 are responsible for paying property taxes for the calendar year based on assessments by local governments. Therefore, registered owners who sold properties to the Company were liable for property taxes and city planning taxes for the calendar year, including the period from the date of the acquisition by the Company until the end of the year. The Company reimbursed sellers of properties for the equivalent amount of property taxes and included the amount in the acquisition cost of real estate.

(Note 2) “Other expenses” denotes the sum of custodian fees, rent expenses, and other lease business expenses (residential property management costs, and other property-related miscellaneous expenses) in aggregate.

(Note 3) Additionally acquired on July 1, 2025 and December 1, 2025.

(Note 4) Partially transferred on July 1, 2025 and December 1, 2025.

(Unit: thousands of yen)

Property number	O-4			O-6		
Property name	Koraku Mori Building			Akasaka Tameike Tower		
Period	Thirty-eighth fiscal period ended July 2025	Thirty-ninth fiscal period ended January 2026	Difference	Thirty-eighth fiscal period ended July 2025	Thirty-ninth fiscal period ended January 2026	Difference
Operation days	181 days	184 days	3 days	181 days	184 days	3 days
Occupancy rate	100.0%	100.0%	0.0PT	99.4%	96.3%	(3.1PT)
Number of tenants	24	24	0	144	136	(8)
Rent revenues	675,673	660,481	(15,192)	852,189	851,352	(836)
Other operating revenues	80,708	80,291	(416)	71,595	60,419	(11,715)
Total property operating revenue	756,382	740,773	(15,608)	923,784	911,771	(12,012)
Property management fees	84,756	86,481	1,724	190,678	199,981	9,303
Property taxes (Note 1)	32,140	30,085	(2,054)	46,572	45,284	(1,287)
Utilities	60,150	65,465	5,315	36,118	30,291	(5,827)
Maintenance and repairs	10,563	12,961	2,398	28,055	42,179	14,124
Insurance premium	1,870	1,903	32	2,632	2,691	59
Depreciation and amortization (1)	104,792	105,579	786	137,470	132,844	(4,625)
Other expenses (Note 2)	97,970	97,964	(5)	10,646	10,953	307
Total property operating expenses	392,244	400,441	8,196	452,173	464,226	12,053
Property operating income (2)	364,137	340,332	(23,805)	471,611	447,545	(24,065)
NOI (3) ((1)+(2))	468,930	445,911	(23,018)	609,081	580,390	(28,691)
Capex (4)	103,347	29,833	(73,514)	45,060	89,507	44,446
NCF (3)-(4)	365,582	416,078	50,495	564,020	490,882	(73,138)

(Unit: thousands of yen)

Property number	O-7			O-8		
Property name	Atago Green Hills			ARK Hills South Tower		
Period	Thirty-eighth fiscal period ended July 2025	Thirty-ninth fiscal period ended January 2026	Difference	Thirty-eighth fiscal period ended July 2025	Thirty-ninth fiscal period ended January 2026	Difference
Operation days	181 days	184 days	3 days	181 days	184 days	3 days
Occupancy rate	100.0%	100.0%	0.0PT	96.5%	99.6%	3.1PT
Number of tenants	1	1	0	52	56	4
Rent revenues	1,012,320	1,012,320	—	454,607	464,509	9,901
Other operating revenues	—	—	—	24,197	31,400	7,202
Total property operating revenue	1,012,320	1,012,320	—	478,805	495,909	17,104
Property management fees	2,664	2,664	—	54,092	51,913	(2,179)
Property taxes (Note 1)	69,993	70,166	172	42,158	42,641	483
Utilities	—	—	—	30,583	40,426	9,842
Maintenance and repairs	—	—	—	3,096	4,254	1,157
Insurance premium	4,279	4,502	223	1,383	1,496	113
Depreciation and amortization (1)	190,572	191,378	806	45,700	46,837	1,136
Other expenses (Note 2)	69,016	68,971	(44)	1,530	2,312	781
Total property operating expenses	336,525	337,683	1,157	178,546	189,881	11,335
Property operating income (2)	675,794	674,636	(1,157)	300,258	306,027	5,768
NOI (3) ((1)+(2))	866,366	866,014	(351)	345,959	352,864	6,905
Capex (4)	100,551	28,311	(72,240)	4,107	52,148	48,041
NCF (3)-(4)	765,814	837,703	71,888	341,852	300,716	(41,136)

(Unit: thousands of yen)

Property number	O-9			O-10		
Property name	Toranomom Hills Mori Tower			Holland Hills Mori Tower		
Period	Thirty-eighth fiscal period ended July 2025 (Note 3)	Thirty-ninth fiscal period ended January 2026 (Note 3)	Difference	Thirty-eighth fiscal period ended July 2025	Thirty-ninth fiscal period ended January 2026	Difference
Operation days	181 days	184 days	3 days	181 days	184 days	3 days
Occupancy rate	100.0%	100.0%	0.0PT	100.0%	100.0%	0.0PT
Number of tenants	1	1	0	24	24	0
Rent revenues	1,235,759	1,426,552	190,793	484,356	486,455	2,098
Other operating revenues	—	—	—	20,456	23,974	3,517
Total property operating revenue	1,235,759	1,426,552	190,793	504,813	510,429	5,616
Property management fees	140,499	162,191	21,692	99,582	99,460	(121)
Property taxes (Note 1)	114,369	117,426	3,056	39,041	39,118	76
Utilities	—	—	—	6,138	7,605	1,466
Maintenance and repairs	—	—	—	6,349	3,854	(2,495)
Insurance premium	2,817	3,424	607	1,412	1,503	90
Depreciation and amortization (1)	155,522	177,954	22,431	47,286	46,731	(555)
Other expenses (Note 2)	132	247	115	208	207	(0)
Total property operating expenses	413,341	461,244	47,903	200,020	198,481	(1,539)
Property operating income (2)	822,418	965,307	142,889	304,792	311,948	7,155
NOI (3) ((1)+(2))	977,941	1,143,262	165,321	352,079	358,680	6,600
Capex (4)	14,580	3,266	(11,314)	45,816	8,952	(36,863)
NCF (3)-(4)	963,360	1,139,996	176,635	306,263	349,727	43,463

(Unit: thousands of yen)

Property number	R-3			R-4		
Property name	Roppongi First Plaza			Roppongi View Tower		
Period	Thirty-eighth fiscal period ended July 2025	Thirty-ninth fiscal period ended January 2026	Difference	Thirty-eighth fiscal period ended July 2025	Thirty-ninth fiscal period ended January 2026	Difference
Operation days	181 days	184 days	3 days	181 days	184 days	3 days
Occupancy rate	93.1%	86.1%	(7.0PT)	94.2%	81.8%	(12.4PT)
Number of tenants	40	36	(4)	87	75	(12)
Rent revenues	91,506	105,407	13,900	114,686	111,234	(3,451)
Other operating revenues	460	430	(30)	—	273	273
Total property operating revenue	91,966	105,837	13,870	114,686	111,507	(3,178)
Property management fees	14,084	21,680	7,596	12,845	18,560	5,715
Property taxes (Note 1)	10,116	10,430	314	15,420	15,910	489
Utilities	1,377	1,433	55	1,280	1,243	(37)
Maintenance and repairs	54,175	60,208	6,032	62,246	55,853	(6,392)
Insurance premium	288	292	4	418	425	7
Depreciation and amortization (1)	12,301	12,935	634	16,018	16,104	85
Other expenses (Note 2)	19,124	4,231	(14,892)	1,049	1,083	34
Total property operating expenses	111,469	111,213	(255)	109,280	109,182	(97)
Property operating income (2)	(19,502)	(5,376)	14,126	5,405	2,325	(3,080)
NOI (3) ((1)+(2))	(7,200)	7,559	14,760	21,424	18,429	(2,995)
Capex (4)	39,543	27,001	(12,541)	635	30,797	30,162
NCF (3)-(4)	(46,744)	(19,441)	27,302	20,789	(12,368)	(33,157)

(Unit: thousands of yen)

Property number	S-1			Portfolio total		
Property name	Laforet Harajuku (Land)					
Period	Thirty-eighth fiscal period ended July 2025 (Note 4)	Thirty-ninth fiscal period ended January 2026 (Note 4)	Difference	Thirty-eighth fiscal period ended July 2025 (Note 3) (Note 4)	Thirty-ninth fiscal period ended January 2026 (Note 3) (Note 4)	Difference
Operation days	181 days	184 days	3 days	181 days	184 days	3 days
Occupancy rate	100.0%	100.0%	0.0PT	99.5%	98.9%	(0.6PT)
Number of tenants	1	1	0	376	356	(20)
Rent revenues	379,533	343,806	(35,727)	9,503,513	9,665,001	161,487
Other operating revenues	—	—	—	197,418	196,788	(629)
Total property operating revenue	379,533	343,806	(35,727)	9,700,931	9,861,789	160,857
Property management fees	—	—	—	1,227,799	1,271,530	43,730
Property taxes (Note 1)	73,317	62,903	(10,413)	840,415	831,330	(9,085)
Utilities	—	—	—	135,650	146,464	10,814
Maintenance and repairs	—	—	—	164,876	179,311	14,434
Insurance premium	—	—	—	23,464	25,143	1,678
Depreciation and amortization (1)	—	—	—	1,070,629	1,090,287	19,658
Other expenses (Note 2)	64	55	(9)	202,906	189,190	(13,716)
Total property operating expenses	73,382	62,959	(10,422)	3,665,743	3,733,257	67,514
Property operating income (2)	306,150	280,846	(25,304)	6,035,188	6,128,531	93,343
NOI (3) ((1)+(2))	306,150	280,846	(25,304)	7,105,817	7,218,819	113,001
Capex (4)	—	—	—	561,099	285,009	(276,089)
NCF (3)-(4)	306,150	280,846	(25,304)	6,544,718	6,933,810	389,091

Disclaimer:

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