

For Translation Purposes Only

Real Estate Investment Fund Issuer:
Mori Hills REIT Investment Corporation
(Securities Code: 3234)
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Hiroyuki Yamamoto, Executive Director

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MHR Announces Interest Rates for Borrowings

Mori Hills REIT Investment Corporation (hereafter “MHR”) determined today the applicable interest rate for the borrowing announced on November 19, 2025 as follows.

Lender (anticipated)	Borrowing amount (million yen)	Interest rate (Note 1)	Scheduled drawdown date	Repayment date (Note 2)	Method of repayment	Collateral
The 77 Bank, Ltd.	1,000	1.47157%	December 1, 2025	May 31, 2030	To be repaid in full on the principal repayment date	Unsecured/ Unguaranteed

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

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

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