5. Appendix

5-1 Financial highlights

HILLS REIT

Indices	39th period Period ended Jan. 31, 2026	40th period Period ended Jul. 31, 2026	Calculation formula
Net income	6,124 mn yen	5,807 mn yen	
Depreciation and amortization	1,090 mn yen	1,137 mn yen	
CAPEX	285 mn yen	1,390 mn yen	
Total assets	411,231 mn yen	411,198 mn yen	
Total net assets	202,979 mn yen	201,866 mn yen	
Total net assets/unit (BPS)	107,610 yen	107,407 yen	Total net assets/Total units outstanding
Unit price (as of end of each period)	145,200 yen	130,100 yen	
Total units outstanding	1,886,235 units	1,879,435 units	
Total dividends	5,847 mn yen	5,826 mn yen	
Dividends/unit	3,100 yen	3,100 yen	
Dividend yield	4.2%	4.8%	Dividends per unit (annualized)/Unit price as of end of period
FFO	5,695 mn yen	5,686 mn yen	Net income + Depreciation and amortization - Gain or loss on sales of real estate properties
FFO/unit	3,019 yen	3,025 yen	FFO/Total units outstanding
Annualized	5,989 yen	6,101 yen	Based on a period of 365 days
FFO multiple	24.2x	21.3x	Unit price as of end of period/FFO per unit (annualized)
PER	22.5x	20.9x	Unit price as of end of period/Net income per unit (average during the periods, annualized)
PBR	1.3x	1.2x	Unit price as of end of period/Net assets per unit
ROA	1.5%	1.4%	Ordinary income/Average of total assets during the period
Annualized	3.0%	2.8%	Based on a period of 365 days
ROE	3.0%	2.9%	Net income/Average of total net assets during the period
Annualized	6.0%	5.8%	Based on a period of 365 days
NAV	311,503 mn yen	312,249 mn yen	Total net assets + Total appraisal value - Total book value - Total liabilities
NAV/unit	165,145 yen	166,139 yen	
NAV multiple	0.9x	0.8x	Unit price as of end of period/NAV per unit
Interest-bearing debt	189,522 mn yen	190,622 mn yen	
LTV (book value basis)	46.1%	46.4%	Interest-bearing debt/Total assets
LTV (appraisal value basis)	36.5%	36.5%	Interest-bearing debt/(Total assets + Total appraisal value - Total book value)
Operating days	184 days	181 days	

5-2 Balance sheet

(thousand yen)

	39th period Period ended Jan. 31, 2026	40th period Period ended Jul. 31, 2026
Assets		
Current assets	10,162,668	11,233,309
Cash and deposits	3,794,065	5,951,136
Cash and deposits in trust	5,535,730	4,461,201
Other	832,872	820,970
Noncurrent assets	400,999,720	399,908,370
Property, plant and equipment	366,824,794	365,973,407
Intangible assets	30,651,163	30,657,131
Investments and other assets	3,523,763	3,277,831
Deferred assets	68,690	57,121
Total assets	411,231,079	411,198,801

(thousand yen)

	39th period Period ended Jan. 31, 2026	40th period Period ended Jul. 31, 2026
Liabilities		
Current liabilities	30,073,395	30,839,799
Current portion of investment corporation bonds	7,300,000	9,300,000
Current portion of long-term loans payable	19,884,000	18,723,000
Other	2,889,395	2,816,799
Noncurrent liabilities	178,178,611	178,492,945
Investment corporation bonds	13,000,000	11,000,000
Long-term loans payable	149,338,000	151,599,000
Lease and guarantee deposited in trust	15,840,611	15,893,945
Total liabilities	208,252,007	209,332,745
Net assets		
Unitholders' equity	199,811,197	198,876,069
Unitholders' capital, net	191,718,247	190,823,232
Total surplus	8,092,950	8,052,836
Voluntary retained earnings	1,939,817	2,221,807
Unappropriated retained earnings	6,153,132	5,831,029
Valuation and translation adjustments	3,167,874	2,989,986
Deferred gains or losses on hedges	3,167,874	2,989,986
Total net assets	202,979,072	201,866,056
Total liabilities and net assets	411,231,079	411,198,801

(Note) Figures reflect the reduction from unitholders’ capital.

5-3 Income statement

HILLS REIT

(thousand yen)

	39th period Period ended Jan. 31, 2026	40th period Period ended Jul. 31, 2026
Operating revenue	11,381,329	11,126,215
Rent revenues	9,665,001	9,689,249
Other operating revenues	196,788	179,663
Gain on sales of real estate properties	1,519,539	1,257,301
Operating expenses	4,498,461	4,437,296
Expenses related to properties	3,733,257	3,713,216
Asset management fee	628,562	599,293
Directors' compensation	6,300	6,300
Asset custody fee	10,198	10,280
Administrative service fees	18,060	17,846
Other operating expenses	102,081	90,358
Operating income	6,882,867	6,688,918
Non-operating income	20,128	14,333
Interest income	18,509	12,250
Gain on forfeiture of unclaimed dividends	1,153	1,010
Insurance income	–	1,070
Other	465	2
Non-operating expenses	777,379	895,144
Interest expenses	597,171	714,754
Interest expenses on investment corporation bonds	68,778	71,959
Amortization of investment corporation bonds issuance cost	12,591	11,568
Borrowing expenses	96,870	93,688
Other	1,967	3,174
Ordinary income	6,125,617	5,808,107
Income before income taxes	6,125,617	5,808,107
Net income	6,124,722	5,807,215
Unappropriated retained earnings	6,153,132	5,831,029

Office	8,410,791
Residential	875,249
Retail	84,001
Land	313,908
Other rent revenue	5,299

Parking revenue	49,135
Utilities and other revenue	129,738
Cancellation penalty	251
Key-money income	539

Property management fees	1,273,684
Property taxes	857,063
Utilities	135,093
Maintenance and repairs	93,238
Insurance premium	25,085
Custodian fees	9,264
Depreciation	1,136,473
Rent expenses	166,519
Other lease business expense:	16,792

5-4 Statement of cash flows / Retained earnings

HILLS REIT

Statement of cash flows

(thousand yen)

	39th period Period ended Jan. 31, 2026	40th period Period ended Jul. 31, 2026
Net cash provided by (used in) operating activities	9,245,553	7,871,025
Income before income taxes	6,125,617	5,808,107
Depreciation and amortization	1,090,287	1,137,025
Amortization of investment corporation bonds issuance cost	12,591	11,568
Interest income	△ 18,509	△ 12,250
Gain on forfeiture of unclaimed dividends	△ 1,153	△ 1,010
Interest expenses	665,949	786,713
Decrease (increase) in operating accounts receivable	681	△ 27,216
Decrease (increase) in consumption taxes receivable	85,405	–
Increase (decrease) in operating accounts payable	60,383	11,707
Increase (decrease) in accounts payable–other	2,547	△ 1,496
Increase (decrease) in accrued expenses	10,187	△ 33,067
Increase (decrease) in accrued consumption taxes	347,002	△ 266,967
Increase (decrease) in advances received	7,986	14,683
Increase (decrease) in deposits received	1,449	△ 1,415
Decrease (increase) in prepaid expenses	△ 6,592	14,139
Decrease (increase) in long-term prepaid expenses	37,474	31,835
Decrease in property, plant and equipment in trust due to sale	1,545,191	1,103,708
Other, net	△ 93,559	64,374
Subtotal	9,872,940	8,640,440
Interest income received	18,509	12,250
Interest expenses paid	△ 642,393	△ 779,121
Income taxes paid	△ 3,502	△ 2,542
Net cash provided by (used in) investing activities	△ 9,584,258	△ 1,147,669
Purchase of intangible assets	–	△ 6,630
Purchase of property, plant and equipment in trust	△ 9,949,737	△ 1,193,230
Repayments of lease and guarantee deposited in trust	△ 168,867	△ 185,318
Proceeds from lease and guarantee deposited in trust	534,346	237,509

(thousand yen)

	39th period Period ended Jan. 31, 2026	40th period Period ended Jul. 31, 2026
Net cash provided by (used in) financing activities	△ 4,506,924	△ 5,640,813
Proceeds from long-term loans payable	12,394,000	12,144,000
Repayments of long-term loans payable	△ 8,060,000	△ 11,044,000
Proceeds from issuance of investment corporation bonds	1,985,816	–
Redemption of investment corporation bonds	△ 5,000,000	–
Purchase of treasury investment units	–	△ 895,014
Dividends paid	△ 5,826,740	△ 5,845,798
Net increase (decrease) in cash and cash equivalents	△ 4,845,629	1,082,542
Cash and cash equivalents at beginning of the period	14,175,425	9,329,796
Cash and cash equivalents at the end of the period	9,329,796	10,412,338

Retained earnings

(yen)

	39th period Period ended Jan. 31, 2026	40th period Period ended Jul. 31, 2026
Ⅰ Unappropriated retained earnings	6,153,132,460	5,831,029,067
Ⅱ Reversal of Voluntary retained earnings		
Reversal for reduction entry	–	11,512,347
Ⅲ Amount of Dividends	5,847,328,500	5,826,248,500
Amount of dividends per unit	3,100	3,100
Ⅳ Voluntary retained earnings		
Reserve for reduction entry	281,989,941	–
Ⅴ Retained earnings carried forward	23,814,019	16,292,914

5-5 Status of income and expenditures (1)

(thousand yen)

Property number	O-0			O-1			O-4			O-6		
Property name	Roppongi Hills Mori Tower			ARK Mori Building			Koraku Mori Building			Akasaka Tameike Tower		
Acquisition price	115,380,000			62,480,000			27,200,000			43,930,000		
Period	39th Jan. 2026	40th Jul. 2026	Difference	39th Jan. 2026	40th Jul. 2026	Difference	39th Jan. 2026	40th Jul. 2026	Difference	39th Jan. 2026	40th Jul. 2026	Difference
Operation days	184 days	181 days	△ 3 days	184 days	181 days	△ 3 days	184 days	181 days	△ 3 days	184 days	181 days	△ 3 days
Occupancy rate	100%	100%	0.0PT	100%	100%	0.0PT	100%	100%	0.0PT	96.3%	87.6%	△ 8.7PT
Avg. Occupancy rate (during period)	100%	100%	0.0PT	100%	100%	0.0PT	100%	100%	0.0PT	97.2%	88.2%	△ 9.0PT
Number of tenants	1	1	0	1	1	0	24	24	0	136	135	△ 1
Rent revenues	2,851,394	2,851,394	–	1,351,486	1,314,969	△ 36,517	660,481	687,387	26,905	851,352	777,074	△ 74,278
Other operating revenues	–	–	–	–	–	–	80,291	79,686	△ 605	60,419	52,380	△ 8,038
Total property operating revenue	2,851,394	2,851,394	–	1,351,486	1,314,969	△ 36,517	740,773	767,073	26,300	911,771	829,454	△ 82,316
Property management	426,426	426,426	–	202,169	202,169	–	86,481	84,687	△ 1,793	199,981	187,574	△ 12,407
Property taxes (Note 1)	300,990	300,946	△ 43	96,373	96,563	190	30,085	32,535	2,449	45,284	47,077	1,793
Utilities	–	–	–	–	–	–	65,465	62,952	△ 2,512	30,291	27,804	△ 2,486
Maintenance and repairs	–	–	–	–	390	390	12,961	16,435	3,473	42,179	42,964	784
Insurance premium	5,520	5,430	△ 90	3,381	3,326	△ 55	1,903	1,872	△ 31	2,691	2,651	△ 40
Depreciation (1)	267,849	280,797	12,948	92,072	97,003	4,930	105,579	105,696	116	132,844	133,663	818
Other expenses (Note 2)	374	1,278	903	2,787	4,478	1,690	97,964	97,972	8	10,953	12,465	1,512
Total property operating expenses	1,001,160	1,014,878	13,718	396,783	403,930	7,147	400,441	402,151	1,710	464,226	454,200	△ 10,026
Property operating income (2)	1,850,233	1,836,515	△ 13,718	954,703	911,038	△ 43,664	340,332	364,922	24,589	447,545	375,254	△ 72,290
NOI (3) ((1)+(2))	2,118,082	2,117,312	△ 770	1,046,775	1,008,041	△ 38,733	445,911	470,618	24,706	580,390	508,917	△ 71,472
Annualized NOI	4,201,631	4,269,718	68,087	2,076,484	2,032,791	△ 43,692	884,553	949,037	64,483	1,151,317	1,026,270	△ 125,047
Annualized NOI/ Acquisition price	3.6%	3.7%	0.1PT	3.3%	3.3%	△ 0.1PT	3.3%	3.5%	0.2PT	2.6%	2.3%	△ 0.3PT
CAPEX (4)	–	590,127	590,127	15,189	166,985	151,795	29,833	24,631	△ 5,201	89,507	56,662	△ 32,845
NCF (3)-(4)	2,118,082	1,527,184	△ 590,897	1,031,586	841,056	△ 190,529	416,078	445,986	29,908	490,882	452,255	△ 38,626

(Note 1) For property tax, city planning tax and depreciable assets tax, MHR 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 MHR were liable for property taxes for the calendar year, including the period from the date of the acquisition by MHR until the end of the year. MHR 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) Property acquired or disposed during the relevant period. "Annualized NOI/ Acquisition price" was calculated by taking into consideration the changes in acquisition price during the relevant period. "Annualized NOI" denotes the value which is based on the acquisition price as of the end of the relevant period.

5-6 Status of income and expenditures (2)

(thousand yen)

Property number	O-7			O-8			O-9			O-10		
Property name	Atago Green Hills			ARK Hills South Tower			Toranomon Hills Mori Tower			Holland Hills Mori Tower		
Acquisition price	42,090,000			19,150,000			73,789,000			16,330,000		
Period	39th Jan. 2026	40th Jul. 2026	Difference	39th Jan. 2026	40th Jul. 2026	Difference	39th (Note3) Jan. 2026	40th Jul. 2026	Difference	39th Jan. 2026	40th Jul. 2026	Difference
Operation days	184 days	181 days	△ 3 days	184 days	181 days	△ 3 days	184 days	181 days	△ 3 days	184 days	181 days	△ 3 days
Occupancy rate	100%	100%	0.0PT	99.6%	100%	0.4PT	100%	100%	0.0PT	100%	100%	0.0PT
Avg. Occupancy rate (during period)	100%	100%	0.0PT	99.6%	99.9%	0.3PT	100%	100%	0.0PT	100%	99.7%	△ 0.3PT
Number of tenants	1	1	0	56	57	1	1	1	0	24	24	0
Rent revenues	1,012,320	1,012,320	–	464,509	476,865	12,356	1,426,552	1,549,611	123,058	486,455	488,079	1,623
Other operating revenues	–	–	–	31,400	26,983	△ 4,416	–	–	–	23,974	20,362	△ 3,611
Total property operating revenue	1,012,320	1,012,320	–	495,909	503,848	7,939	1,426,552	1,549,611	123,058	510,429	508,441	△ 1,988
Property management	2,664	2,664	–	51,913	53,591	1,678	162,191	176,183	13,991	99,460	102,402	2,941
Property taxes (Note 1)	70,166	70,064	△ 101	42,641	44,340	1,698	117,426	138,276	20,850	39,118	39,013	△ 104
Utilities	–	–	–	40,426	34,373	△ 6,052	–	–	–	7,605	7,241	△ 363
Maintenance and repairs	–	–	–	4,254	3,320	△ 933	–	–	–	3,854	12,276	8,422
Insurance premium	4,502	4,429	△ 73	1,496	1,472	△ 24	3,424	3,718	293	1,503	1,478	△ 24
Depreciation (1)	191,378	197,789	6,410	46,837	47,286	449	177,954	193,410	15,455	46,731	51,281	4,550
Other expenses (Note 2)	68,971	69,123	151	2,312	1,377	△ 934	247	266	19	207	220	13
Total property operating expenses	337,683	344,070	6,387	189,881	185,762	△ 4,118	461,244	511,853	50,608	198,481	213,915	15,434
Property operating income (2)	674,636	668,249	△ 6,387	306,027	318,085	12,058	965,307	1,037,757	72,449	311,948	294,526	△ 17,422
NOI (3) ((1)+(2))	866,014	866,038	23	352,864	365,372	12,507	1,143,262	1,231,168	87,905	358,680	345,808	△ 12,872
Annualized NOI	1,717,909	1,746,431	28,521	699,976	736,801	36,824	2,483,672	2,482,742	△ 930	711,512	697,347	△ 14,164
Annualized NOI/ Acquisition price	4.1%	4.1%	0.1PT	3.7%	3.8%	0.2PT	3.4%	3.4%	0.0PT	4.4%	4.3%	△ 0.1PT
CAPEX (4)	28,311	244,510	216,198	52,148	5,539	△ 46,609	3,266	32,239	28,973	8,952	225,577	216,624
NCF (3)-(4)	837,703	621,527	△ 216,175	300,716	359,833	59,117	1,139,996	1,198,928	58,931	349,727	120,230	△ 229,496

5-7 Status of income and expenditures (3)

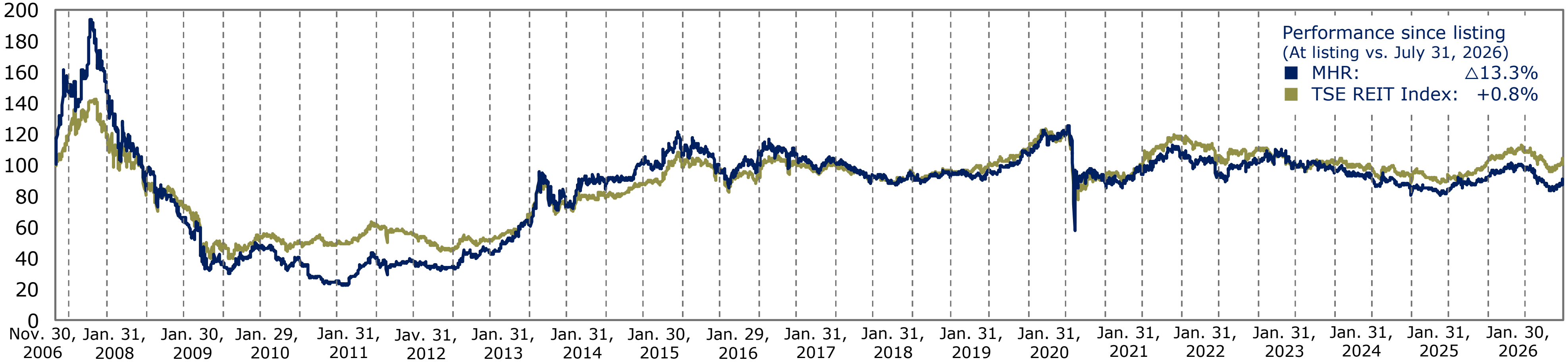
HILLS REIT

(thousand yen)

Property number	R-3			R-4			S-1			Portfolio total		
Property name	Roppongi First Plaza			Roppongi View Tower			Laforet Harajuku (Land)					
Acquisition price	2,100,000			4,000,000			8,509,800 (as of the end of Jan. 2026: 9,600,800)			414,958,800 (as of the end of Jan. 2026: 416,049,800)		
Period	39th Jan. 2026	40th Jul. 2026	Difference	39th Jan. 2026	40th Jul. 2026	Difference	39th (Note3) Jan. 2026	40th (Note3) Jul. 2026	Difference	39th (Note3) Jan. 2026	40th (Note3) Jul. 2026	Difference
Operation days	184 days	181 days	△ 3 days	184 days	181 days	△ 3 days	184 days	181 days	△ 3 days	184 days	181 days	△ 3 days
Occupancy rate	86.1%	90.9%	4.8PT	81.8%	87.5%	5.7PT	100%	100%	0.0PT	98.9%	98.2%	△ 0.7PT
Avg. Occupancy rate (during period)	92.9%	90.8%	△ 2.1PT	88.3%	85.0%	△ 3.3PT	100%	100%	0.0PT	99.0%	98.2%	△ 0.8PT
Number of tenants	36	38	2	75	80	5	1	1	0	356	363	7
Rent revenues	105,407	108,195	2,788	111,234	109,443	△ 1,790	343,806	313,908	△ 29,898	9,665,001	9,689,249	24,248
Other operating revenues	430	–	△ 430	273	251	△ 22	–	–	–	196,788	179,663	△ 17,124
Total property operating revenue	105,837	108,195	2,358	111,507	109,694	△ 1,812	343,806	313,908	△ 29,898	9,861,789	9,868,913	7,123
Property management	21,680	17,369	△ 4,311	18,560	20,616	2,055	–	–	–	1,271,530	1,273,684	2,154
Property taxes (Note 1)	10,430	10,721	290	15,910	16,341	431	62,903	61,182	△ 1,721	831,330	857,063	25,733
Utilities	1,433	1,415	△ 18	1,243	1,306	63	–	–	–	146,464	135,093	△ 11,371
Maintenance and repairs	60,208	11,992	△ 48,215	55,853	5,859	△ 49,994	–	–	–	179,311	93,238	△ 86,072
Insurance premium	292	288	△ 4	425	418	△ 6	–	–	–	25,143	25,085	△ 57
Depreciation (1)	12,935	13,459	523	16,104	16,086	△ 18	–	–	–	1,090,287	1,136,473	46,185
Other expenses (Note 2)	4,231	4,040	△ 191	1,083	1,304	221	55	49	△ 6	189,190	192,576	3,386
Total property operating expenses	111,213	59,286	△ 51,927	109,182	61,934	△ 47,247	62,959	61,231	△ 1,728	3,733,257	3,713,216	△ 20,041
Property operating income (2)	△ 5,376	48,909	54,285	2,325	47,760	45,435	280,846	252,676	△ 28,169	6,128,531	6,155,696	27,165
NOI (3) ((1)+(2))	7,559	62,368	54,808	18,429	63,846	45,417	280,846	252,676	△ 28,169	7,218,819	7,292,169	73,350
Annualized NOI	14,996	125,770	110,774	36,558	128,751	92,192	503,955	460,603	△ 43,351	14,508,183	14,673,233	165,049
Annualized NOI/ Acquisition price	0.7%	6.0%	5.3PT	0.9%	3.2%	2.3PT	5.2%	5.4%	0.2PT	3.5%	3.5%	0.0PT
CAPEX (4)	27,001	9,804	△ 17,196	30,797	34,258	3,460	–	–	–	285,009	1,390,336	1,105,327
NCF (3)-(4)	△ 19,441	52,563	72,005	△ 12,368	29,588	41,956	280,846	252,676	△ 28,169	6,933,810	5,901,833	△ 1,031,976

5-8 Unit price performance since IPO

Relative price performance (Since IPO - July 31, 2026)



(Source) Prepared by the Asset Manager based on QUICK Qr1
(Note) Rebased to 100 as per IPO price

Unit price per period-end (Closing price)

Accounting period	Unit price
1st (January 2007)	1,100,000 yen
2nd (July 2007)	1,080,000 yen
3rd (January 2008)	716,000 yen
4th (July 2008)	465,000 yen
5th (January 2009)	265,000 yen
6th (July 2009)	352,000 yen
7th (January 2010)	264,900 yen
8th (July 2010)	177,300 yen
9th (January 2011)	281,000 yen
10th (July 2011)	258,100 yen

Accounting period	Unit price
11th (January 2012)	252,200 yen
12th (July 2012)	330,500 yen
13th (January 2013)	485,000 yen
14th (July 2013)	548,000 yen
※ 5-for-1 investment unit split (February 1, 2014)	
15th (January 2014)	135,900 yen
16th (July 2014)	151,100 yen
17th (January 2015)	166,600 yen
18th (July 2015)	145,300 yen
19th (January 2016)	152,100 yen

Accounting period	Unit price
31st (January 2022)	141,000 yen
32nd (July 2022)	153,000 yen
33rd (January 2023)	147,600 yen
34th (July 2023)	144,700 yen
35th (January 2024)	137,200 yen
36th (July 2024)	128,600 yen
37th (January 2025)	125,600 yen
38th (July 2025)	136,600 yen
39th (January 2026)	145,200 yen
40th (July 2026)	130,100 yen

(Reference)

IPO Price (November 30, 2006) (Split adjusted)	750,000 yen (150,000 yen)
High (May 8, 2007: in trade) (Split adjusted)	1,460,000 yen (292,000 yen)
Low (August 12, 2010: in trade) (Split adjusted)	168,200 yen (33,640 yen)

5-9 Investment criteria

HILLS REIT

Investments focusing on Premium Properties for development of urban-type portfolio

Investments focusing on Premium Properties

Among properties that are located in Tokyo's five central wards and in surrounding areas, our investments mainly focus on "Premium Properties" that are able to maintain their competitiveness going forward based on their quality, size and specification.

Focus on Premium Properties

Premium properties

50% or more

〈Office buildings〉
〈Residential properties〉
〈Retail facilities〉

Premium Properties

Principal Use	Location	Scale
Office buildings	Tokyo's five central wards and their vicinity	Gross floor area of 10,000m^2 or more per building Standard leasable floor area of 1,000m^2 or more
Residential properties	Tokyo's five central wards and their vicinity (Primarily in the "three-A" area)	Gross floor area of 2,000m^2 or more per building
Retail facilities	〈Department stores, downtown shopping centers, large specialty stores & retail complexes, etc.〉	
	Flourishing areas of Tokyo's five central wards and their vicinity	Gross floor area of 10,000m^2 or more per building
	〈Street front luxury brand shops, etc.〉	
	Exclusive, well-known destinations such as the Ginza area and the Aoyama and Omotesando area	Gross floor area of 1,000m^2 or more per building

(Note 1) Tokyo's five central wards: Minato, Chiyoda, Chuo, Shinjuku and Shibuya ward
(Note 2) Three-A area: Akasaka and Roppongi area, Aoyama and Harajuku area and Azabu and Hiroo area
(Note 3) Ratios are based on the acquisition prices
(Note 4) Tokyo Metropolitan Area: Tokyo Metropolis, Kanagawa Prefecture, Chiba Prefecture and Saitama Prefecture

Office building focus

Office building

50% or more

Tokyo' five central wards focus

Tokyo's five central wards and their vicinity

50% or more

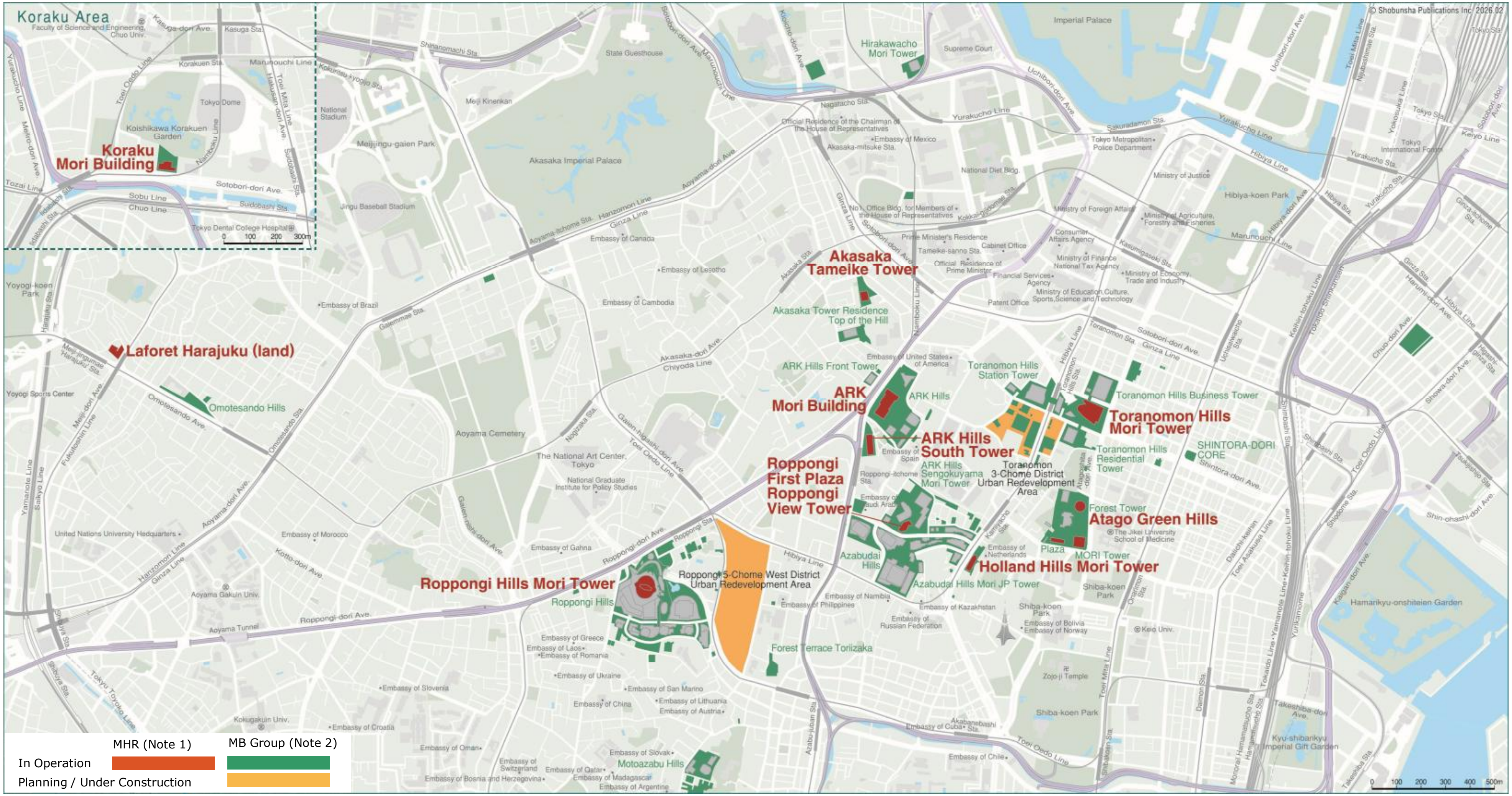
(Tokyo Metropolitan Area: 80% or more)

Earthquake-resistance focus

Investment focused on properties' earthquake resistance, the safety of the area, disaster countermeasures, etc.

5-10 Portfolio map (as of July 31, 2026)

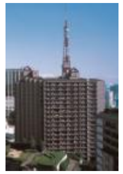
HILLS REIT



(Source) Prepared by the Asset Manager based on Mori Building's "Mori Building Handy Map Mori Building Map/Home Route Support Map 2026."
(Note 1) Some of the properties have been partially acquired and held by MHR.
(Note 2) Properties are developed, owned, managed and planned for development by Mori Building Group, and there are no properties currently anticipated to be acquired by MHR.

5-11 Portfolio overview (as of July 31, 2026)

HILLS REIT

Type	Office building						Office building (Partly residential)				Residential		Retail
Property name	Roppongi Hills Mori Tower	ARK Mori Building	Koraku Mori Building	ARK Hills South Tower	Toranomon Hills Mori Tower	Holland Hills Mori Tower	Akasaka Tameike Tower	Atago Green Hills MORI Tower	Atago Green Hills Forest Tower	Atago Green Hills Plaza	Roppongi First Plaza	Roppongi View Tower	Laforet Harajuku (Land)
	O-0	O-1	O-4	O-8	O-9	O-10	O-6	O-7			R-3	R-4	S-1
Photo													
Premium	Premium	Premium	Premium	Premium	Premium	Premium	Premium	Premium			Premium	-	Premium
Location	Roppongi, Minato-ku, Tokyo	Akasaka, Minato-ku, Tokyo	Koraku, Bunkyo-ku, Tokyo	Roppongi, Minato-ku, Tokyo	Toranomon, Minato-ku, Tokyo	Toranomon, Minato-ku, Tokyo	Akasaka, Minato-ku, Tokyo	Atago, Minato-ku, Tokyo		Toranomon, Minato-ku, Tokyo	Roppongi, Minato-ku, Tokyo		Jingumae, Shibuya-ku, Tokyo
Completion	Apr. 2003	Mar. 1986 (Large-scale renovation in 2005)	Mar. 2000	Jul. 2013	May. 2014	Jan. 2005	Sep. 2000	Jul. 2001	Oct. 2001	Jul. 2001	Oct. 1993		–
Building age	23 years 3 months	40 years 4 months	26 years 4 months	13 years 0 months	12 years 2 months	21 years 6 months	25 years 10 months	25 years 0 months	24 years 9 months	25 year 0 months	32 years 9 months		–
Total number of floors	54 above ground, 6 below	37 above ground, 4 below	19 above ground, 6 below	20 above ground, 4 below	52 above ground, 5 below	24 above ground, 2 below	25 above ground, 2 below	42 above ground, 2 below	43 above ground, 4 below	2 above ground, 1 below	20 above ground, 1 below		–
Gross floor area	approx. 442,150㎡	approx. 177,486㎡	approx. 46,154㎡	approx. 53,043㎡	approx. 241,581㎡	approx. 35,076㎡	approx. 46,971㎡	approx. 85,266㎡	approx. 60,815㎡	approx. 2,083㎡	approx. 22,906㎡		–
Ownership (Note 1) Land	Co-ownership (approx. 17.7%)	Co-ownership (approx.10.9%)	Leased	Co-ownership (25%)	Co-ownership (approx. 25.4%)	Co-ownership (approx. 54.9%)	Co-ownership (approx. 56.4%)	Co-ownership (approx. 28.8%)			Co-ownership (approx. 47%)	Co-ownership (approx. 46%)	Ownership (39%)
Ownership (Note 1) Building	Compartmentalized ownership (approx. 13.6%)	Compartmentalized ownership (approx. 17.9%)	Compartmentalized ownership (approx. 57.9%)	Co-ownership (25%)	Compartmentalized ownership (approx. 13.9%)	Compartmentalized ownership (approx. 48.5%)	Compartmentalized ownership (approx. 65.5%)	Ownership/Compartmentalized ownership (approx. 32.9%)			Compartmentalized ownership (approx. 46.4%)	Compartmentalized ownership (approx. 44.7%)	–
PML (Note 2)	2.0%	2.2%	1.1%	1.5%	2.3%	1.4%	2.3%	2.7%	2.7%	6.7%	2.0%	2.0%	–
Earthquake-resistant feature (Note 3)	Seismic Damping	Seismic Damping	Seismic Damping	Seismic Damping	Seismic Damping	Seismic Damping	Seismic Damping	Seismic Damping	Seismic Damping	–	–	–	–
Acquisition price (mn yen)	115,380	62,480	27,200	19,150	73,789	16,330	43,930	42,090			2,100	4,000	8,509
Occupancy rate (Note 4)	100%	100%	100%	100%	100%	100%	87.6%	100%			90.9%	87.5%	100%

Average building age 24.2 years

Portfolio PML 2.1%(Note 2)

Total acquisition price 414,958 mn yen

5-12 Portfolio overview (Note)

(Note 1) "Type of ownership" denotes the type of rights held by MHR or the Trustee. "Ownership" stands for ownership, "Co-ownership" stands for the ownership of beneficiary interests, "Compartmentalized ownership" denotes ownership and the rights for exclusive use in or over parts of a building, and "Leased land" denotes Leasehold land. The land site of Atago Green Hills includes joint ownership in quasi-undivided interests of leasehold land and easement.
(Note 2) This indicates the figure described in the "Report on evaluation of seismic PML for portfolio" dated February 26, 2026 by Sompo Risk Management Inc.
(Note 3) ARK Mori Building adopts "slitwall" as an earthquake-resistant feature.
(Note 4) "Occupancy rate" indicates the figures as of July 31, 2026.
(Note 5) For calculation of the "Average building age" of Atago Green Hills, we have assumed that construction of the building was completed on July 30, 2001.