HILLS REIT

July 22, 2026

For Translation Purposes Only

Real Estate Investment Fund Issuer:
Mori Hills REIT Investment Corporation
(Securities Code: 3234)
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MHR Announces Information on Borrowings (Green Loans)

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

1. Purpose of Borrowings
   To be used as refinancing of 1,500 million yen in long-term loans payable due July 31, 2026 (hereinafter, "Existing Long-term Loans Payable") (Note).
   (Note) Please refer to the press releases "MHR Announces Information on Borrowings" dated July 19, 2017 for details.

2. Details of Borrowings

Lender (anticipated) (Note 3)	Borrowing amount (million yen)	Interest rate (Note 1)	Scheduled drawdown date	Repayment date (Note 2)	Method of repayment	Collateral
Sumitomo Mitsui Trust Bank, Limited	1,000	Base interest rate +0.180%	July 31, 2026	July 31, 2031	To be repaid in full on the principal repayment date	Unsecured/ Unguaranteed
The Bank of Fukuoka, Ltd.	500	Base interest rate +0.200%		July 31, 2032		

(Note 1) The first payment date shall be the last day of August 2026 and subsequent payment dates shall be the last day of every month thereafter. The last payment date shall be the principal repayment date. If the date is not a business day, the next business day shall be the date and if this next business day falls into the following month, the business day prior shall be the payment date.
Base interest rate to be applied will be the 1-month JBA Japanese Yen TIBOR announced by the Japanese Bankers Association two business days prior to the last payment day (The first payment date shall be the drawdown date). The 1-month JBA Japanese Yen TIBOR can be confirmed on the website of General Incorporated Association JBA TIBOR Administration (https://www.jbatibor.or.jp/english/).

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

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

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

For details on Framework, please refer to the MHR's website below.
https://www.mori-hills-reit.co.jp/en/sustainability/e_tabid.html

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

(1) Amount of funds to be procured: 1,500 million yen

(2) Specific use of funds and scheduled payment period

a) Specific use of funds: To be disbursed as funds for refinancing of the Existing Long-term Loans Payable

b) Amount: 1,500 million yen

c) Scheduled payment period: July 31, 2026

4. Borrowings, etc. after the Borrowings

(Unit: millions of yen)

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

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

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

There are no changes to the content of “1. Fund Information; 1. Fund Status; 3. Investment Risks” indicated in the Semiannual Securities Report (Japanese) for the thirty-ninth fiscal period submitted on April 22, 2026 as a result of the Borrowings.

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