

October 28, 2026

For Translation Purposes Only

Real Estate Investment Fund Issuer:
Mori Hills REIT Investment Corporation
(Securities Code: 3234)
1-12-32 Akasaka, Minato-ku, Tokyo
Hiroyuki Yamamoto, Executive Director

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(Correction) (REIT) Financial Report for the Fortieth Fiscal Period Ended July 31, 2026

Mori Hills REIT Investment Corporation (hereinafter “MHR”) announced the following correction to its “(REIT) Financial Report for the Fortieth Fiscal Period Ended July 31, 2026” dated September 14, 2026.

1. Reason for Correction
Due to the omission of certain information.
2. Detail of Amendment (underlined parts)
(REIT) Financial Report for the Fortieth Fiscal Period Ended July 31, 2026(page 39)
3. REFERENCE INFORMATION (2) Investment Assets (c) Major Other Investment Assets
 - a) Overview of Real Estate in Trust (v) Overview of Lease to Interested Parties

[Before Correction]

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 July 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	23.7	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, 2031	Auto-renewed every 5 years	Fixed-rent master lease	25 floor
					Mar. 31, 2031	Auto-renewed every 5 years	Fixed-rent master lease	26/27/29 floors
	ARK Mori Building	24,588.43	13.5	2,629,938	Jan. 31, 2031	Auto-renewed every 5 years	Fixed-rent master lease	13 floor
					Jan. 31, 2031	Auto-renewed every 5 years	Fixed-rent master lease	12/22 floors
					Jan. 31, 2031	Auto-renewed every 5 years	Fixed-rent master lease	23/25 floors
					Jan. 31, 2031	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	16.3	2,024,640	Apr. 30, 2027	Auto-renewed every 5 years	Fixed-rent master lease	—
	Toranomon Hills Mori Tower	24,393.73	13.4	3,099,223	Jul. 31, 2027	Auto-renewed every 5 years	Fixed-rent master lease	—
Mori Building Ryutsu System Co., Ltd.	Laforet Harajuku (Land)	1,000.37	0.5	567,216	Sep. 14, 2030	—	Business-use fixed-term land lease	—
Total		122,691.65	67.4	14,023,807				

[After Correction]

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 July 31, 2026.

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Mori Building Ryutsu System Co., Ltd.	Laforet Harajuku (Land)	1,000.37	0.5	567,216	Sep. 14, 2030	—	Business-use fixed-term land lease	—
<u>Mori Hospitality Corporation</u>	<u>Roppongi View Tower</u>	<u>50.36</u>	<u>0.0</u>	<u>3,648</u>	<u>Sep. 30, 2029</u>	<u>—</u>	<u>Fixed-term building lease</u>	<u>—</u>
Total		<u>122,742.01</u>	<u>67.5</u>	<u>14,027,455</u>				

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