

July 8, 2026

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 the Current Status and Completion of Repurchase of Own Investment Units

Mori Hills REIT Investment Corporation (hereinafter “MHR”) announces the current status of the repurchase of own investment units pursuant to the provisions of Article 80-2 of the Act on Investment Trusts and Investment Corporations, which is applied by replacing certain terms and phrases pursuant to the provisions of Paragraph 2, Article 80-5 of the said Act. Accordingly, MHR completed the repurchase of its own investment units, as was approved at its board of directors meeting held on March 17, 2026. Details are as follows.

1. Status of Repurchase of Own Investment Units in July 2026

(1) Total number of investment units repurchased	455 units
(2) Total amount of investment units repurchased	59,079,500 yen
(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	July 1, 2026 to July 7, 2026 (on a trade date basis)

2. Status of Repurchase of Own Investment Units during whole period of repurchase

(1) Total number of investment units repurchased	6,800 units
(2) Total amount of investment units repurchased	895,014,800 yen
(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 7, 2026 (on a trade date basis)

After the completion of the repurchase of own investment units, MHR plans to cancel all repurchased investment units before the end of July 2026 upon a resolution of its board of directors. Upon the cancellation of such investment units, the total number of issued and outstanding investment units of MHR will be 1,879,435.

(Reference)

Details of the resolution at a meeting of the board of directors on March 17, 2026

(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 to be 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

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