September 26, 2025

For Immediate Release

Real Estate Investment Trust Securities Issuer
MORI TRUST REIT, Inc.
Representative: Hiroshi Naito, Executive Director
(Securities Code: 8961)
Asset Management Company
MORI TRUST Asset Management Co., Ltd.
Representative: Hiroshi Naito,
President and Representative Director
Contact: Nobuyuki Aizawa,
Managing Director, General Manager,
Strategic Management Department
(TEL: +81-3-6435-7011)

Notice Concerning Borrowing of Funds

MORI TRUST REIT, Inc. ("MTR") hereby announces its decision today to perform the borrowing of funds ("borrowing") as described below.

Details

1. Purpose of the Borrowing

MTR has decided to execute the borrowing in order to repay short-term loans payable of 4,000 million yen ("existing loans"), which reach maturity on September 30, 2025.

2. Details of the Borrowing

Category	Lender	Loan Amount (million yen)	Interest Rate	Loan Type Repayment Method	Drawdown Date Repayment Date
Short-term Loans	Sumitomo Mitsui Banking Corporation	2,500	Base interest rate (JBA Japanese yen TIBOR) (Note) +0.15%	Unsecured Unguaranteed Lump-sum repayment upon maturity	September 30, 2025 September 30, 2026
	Resona Bank, Limited.	1,500	Base interest rate (JBA Japanese yen TIBOR) (Note) +0.15%	Unsecured Unguaranteed Lump-sum repayment upon maturity	September 30, 2025 September 30, 2026
Total		4,000	—	—	—

(Note) The base interest rate to be applied from now on will be JBA 1-month Japanese Yen TIBOR which JBATA releases two business days prior to drawdown date or the last day of each month (if such date is not a business day, the previous day will be the date.). The JBA Japanese Yen TIBOR can be confirmed on the website of General Incorporated Association JBA TIBOR Administration (http://www.jbatibor.or.jp/english/).

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3. Details of Existing Loans which will be Repaid by the Borrowing

Category	Lender	Loan Amount (million yen)	Drawdown Date Repayment Date
Short-term Loans	Sumitomo Mitsui Banking Corporation	2,500	September 30, 2024 September 30, 2025
	Resona Bank, Limited.	1,500	September 30, 2024 September 30, 2025
Total		4,000	—

4. Status of Loans and Bonds after the Execution of the Borrowing

(Unit: million yen)

	Before the Borrowing Execution	After the Borrowing Execution	Changes
Short-term Loans	17,000	17,000	–
Long-term Loans	189,500	189,500	–
Total Loans	206,500	206,500	–
Investment Corporation Bonds	14,000	14,000	–
Total Loans and Investment Corporation Bonds	220,500	220,500	–

5. Others

MTR has made no change to the details of investment risks stated in the securities report submitted on May 29, 2025 in connection with risks associated with the repayment of the borrowing, etc.

* MORI TRUST REIT's website: https://www.mt-reit.jp/en/

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