November 25, 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 (including Green Loans)

Mori Hills REIT Investment Corporation (hereinafter "MHR") today decided on the following borrowings (hereinafter, the "Borrowings").

1. Purpose of Borrowings
   To be used as refinancing of 3,240 million yen in long-term loans payable due November 30, 2026 (hereinafter, "Existing Long-term Loans Payable") (Note).
   (Note) Please refer to the press release "MHR Announces Information on Borrowings" dated November 21, 2019 and "MHR Announces Information on Borrowings" dated November 24, 2021 for details.

2. Details of Borrowings

Lender (anticipated)	Borrowing amount (million yen)	Interest rate (Note 1)	Scheduled drawdown date	Repayment date (Note 2)	Method of repayment	Collateral
Sumitomo Mitsui Trust Bank, Limited (Note 3)	1,040	Base interest rate +0.180%	November 30, 2026	November 30, 2031	To be repaid in full on the principal repayment date	Unsecured/ Unguaranteed
MUFG Bank, Ltd.	2,200	Base interest rate +0.350%		November 30, 2035		

(Note 1) The first payment date shall be the last day of December 2026 and subsequent payment dates shall be the last day of every month thereafter. The final 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.
The 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 preceding payment date (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 as funds for refinancing the borrowings associated with the funds for the acquisition of ARK Mori Building and Akasaka Tameike Tower (including funds procured through subsequent refinancing).
For details on the Framework, please refer to 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: 3,240 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: 3,240 million yen
c) Scheduled payment period: November 30, 2026

4. Borrowings, etc. after the Borrowings

(Unit: millions of yen)

	Before the Borrowings	After the Borrowings	Change
Long-term loans payable	175,622	175,622	0
Investment corporation bonds	15,000	15,000	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 fortieth fiscal period submitted on October 28, 2026 as a result of the Borrowings.

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