November 26, 2026

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.
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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 3,500 million yen and long-term loans payable of 5,500 million yen ("existing loans"), which reach maturity on November 30, 2026.

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	5,500	Base interest rate (JBA Japanese yen TIBOR) (Note) +0.15%	Unsecured Unguaranteed Lump-sum repayment upon maturity	November 30, 2026 November 30, 2027
	Sumitomo Mitsui Trust Bank, Limited	3,500	Base interest rate (JBA Japanese yen TIBOR) (Note) +0.15%	Unsecured Unguaranteed Lump-sum repayment upon maturity	November 30, 2026 November 30, 2027
Total		9,000	—	—	—

(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 Trust Bank, Limited	3,500	November 28, 2025 November 30, 2026
Long-term Loans	Sumitomo Mitsui Banking Corporation	5,500	February 28, 2023 November 30, 2026
Total		9,000	—

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	34,000	39,500	+5,500
Long-term Loans	171,500	166,000	-5,500
Total Loans	205,500	205,500	–
Investment Corporation Bonds	14,000	14,000	–
Total Loans and Investment Corporation Bonds	219,500	219,500	–

5. Others

MTR has made no change to the details of investment risks stated in the securities report submitted on November 26, 2026 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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