

For Translation Purposes Only

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MHR Announces Additional Acquisition of MHR's Investment Units by Mori Building Co., Ltd.

Mori Hills REIT Investment Corporation (hereinafter "MHR") announces that Mori Building Investment Management Co., Ltd., the asset management company for MHR, has received today, a notice of additional acquisition of MHR's investment units (hereinafter the "Additional Acquisition") described below from Mori Building Co., Ltd. (hereinafter "Mori Building"), the sponsor of MHR.

1. Details of the Additional Acquisition Noticed by Mori Building

- (1) Total number of investment units : A total of 94,100 units at maximum to be acquired
- (2) Total acquisition amount of investment units : A total of 10 billion yen at maximum
- (3) Acquisition period : Scheduled to be 120 business days at maximum from September 17, 2025
- (4) Acquisition method : Mori Building will acquire MHR's investment units based on the sales transaction agreement to be concluded with a securities company

(Note) The Additional Acquisition will be completed when either the total number of investment units acquired or the total acquisition amount of investment units reaches the maximum number or amount mentioned above, or when the aforementioned acquisition period expires. In addition, the total number of units acquired and the total acquisition amount may not reach the maximum, or the acquisition may not be conducted at all, in the case, for example, that the investment unit price exceeds the initially set maximum price during the acquisition period.

2. Purpose of the Additional Acquisition

MHR has worked to achieve steady portfolio growth and maximize unitholder value through acquisition of rare premium properties and increase in the value of assets under management by fully leveraging the Mori Building group's collective strength centering on Mori Building, the sponsor.

The Additional Acquisition further clarifies Mori Building's supportive attitude towards MHR. By Mori Building acquiring additional MHR's investment units, MHR's unitholders will be aligned with the interests of Mori Building, and thus this is expected to provide the continued support that will lead to the medium- to long-term growth of MHR.

3. Number and share of MHR's investment units held by Mori Building before and after the Additional Acquisition

	Before the Additional Acquisition	At the Additional Acquisition (at maximum)	After the Additional Acquisition (at maximum) (Note)
Total number of investment units issued and outstanding	1,886,235 units	—	1,886,235 units
Number of investment units held by Mori Building	365,805 units	94,100 units	459,905 units
Percentage of total units outstanding held by Mori Building	19.39%	4.99%	24.38%

(Note) "Number of investment units held by Mori Building" and "Percentage of total units outstanding held by Mori Building" show the figures when the maximum number of investment units is acquired, and the actual figures may be less than the figures noted here.

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