

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

Mori Hills REIT Investment Corporation (hereinafter “MHR”) concluded today the following borrowings.

1. Purpose of Borrowings

To allocate for part of funds of “Toranomori Hills Mori Tower” (hereinafter “Asset to be Acquired”) to be acquired on August 2, 2021 (Note).

(Note) Please refer to the press release “MHR Announces Acquisition of Trust Beneficiary Interest in Domestic Real Estate (Toranomori Hills Mori Tower: Additional Acquisition)” dated February 19, 2021 for details.

2. Details of Borrowings

Lender (anticipated)	Borrowing amount (million yen)	Interest rate	Scheduled drawdown date	Repayment date (Note 3)	Method of repayment	Collateral
The Bank of Fukuoka, Ltd.	500	Base interest rate +0.150% (Note 1)	August 2, 2021	July 31, 2027	To be repaid in full on the principal repayment date	Unsecured/ Unguaranteed
Chugoku Bank Ltd.	1,000	Base interest rate +0.230% (Note 1)		July 31, 2028		
Mitsui Sumitomo Insurance Company, Limited	1,000	0.280% (Note 2)		July 31, 2028		
The Norinchukin Bank	1,000	Base interest rate +0.300% (Note 1)		July 31, 2029		

Shinsei Bank, Limited	1,000	Base interest rate +0.300% (Note 1)	July 31, 2029
Aozora Bank, Ltd.	1,000	Base interest rate +0.320% (Note 1)	July 31, 2029
The Nishi-Nippon City Bank, Ltd.	700	Base interest rate +0.400% (Note 1)	July 31, 2031

(Note 1) The first payment date shall be the last day of October 2021 and subsequent payment dates shall be the last day of January, April, July, and October every year thereafter. The last 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.

Base interest rate to be applied will be the 3-month JBA Japanese Yen TIBOR announced by the Japanese Bankers Association two business days prior to the last payment day (The first payment date shall be the drawdown date). The 3-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) The first payment date shall be the last day of January 2022 and subsequent payment dates shall be the last day of January and July every year thereafter. The last 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.

(Note 3) 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.

3. Amount of Funds, Use of Funds and Scheduled Payment Period

(1) Amount of funds to be procured: 6,200 million yen

(2) Specific use of funds and scheduled payment period

- a) Specific use of funds: To allocate for part of funds for acquisition of the Asset to be Acquired, etc.
- b) Amount: 6,200 million yen
- c) Scheduled payment period: August 2, 2021

4. Borrowings, etc. after the Borrowings

(Unit: millions of yen)

	Before the Borrowings	After the Borrowings	Change
Long-term loans payable	167,422	173,622	6,200
Investment corporation bonds	18,800	18,800	0
Total interest-bearing debt	186,222	192,422	6,200

(Note 1) Long-term loans payable and investment corporation bonds include the current portion of long-term loans payable and investment corporation bonds within a year.

(Note 2) Amount of investment corporation bonds is a balance after issuance of the investment corporation bonds as stated in the press release, "MHR Announces Issuance of Investment Corporation Bond(Green Bond)" dated July 14, 2021.

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 twenty-ninth fiscal period submitted on April 28, 2021 as a result of the Borrowings.

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