

For Translation Purposes Only

Real Estate Investment Fund Issuer:
Mori Hills REIT Investment Corporation
(Securities Code: 3234)
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MHR Announces Conclusion of Interest Rate Swap Agreements

Mori Hills REIT Investment Corporation (hereafter “MHR”) concluded today the following interest rate swap agreements.

1. Purpose of Entering Interest Rate Swap Agreements

To hedge the risk of fluctuation in interest rate payments by converting to a virtual fixed rate for the long-term loans payable.

2. Details of the Interest Rate Swap Agreements

(1) Borrowings entered into interest rate swap agreements

Category	Lender	Borrowing amount (million yen)	Interest rate	Drawdown date	Repayment Date (Note)
Debt 1	Sumitomo Mitsui Trust Bank, Limited	834	3-month JBA Japanese Yen TIBOR + 0.180%	May 29, 2020	May 31, 2025
Debt 2	Chugoku Bank Ltd.	500	3-month JBA Japanese Yen TIBOR + 0.230%	May 20, 2020	May 20, 2027
Debt 3	MUFG Bank, Ltd.	2,816	3-month JBA Japanese Yen TIBOR + 0.150%	May 29, 2020	May 31, 2027
Debt 4	Resona Bank, Limited.	830	3-month JBA Japanese Yen TIBOR + 0.180%		May 31, 2028
Debt 5	Sumitomo Mitsui Banking Corporation	1,134	3-month JBA Japanese Yen TIBOR + 0.345%		November 30, 2028
Debt 6	Mizuho Trust & Banking Co., Ltd.	1,000	3-month JBA Japanese Yen TIBOR + 0.300%	May 20, 2020	May 20, 2029
Debt 7	Mizuho Bank, Ltd.	1,408	3-month JBA Japanese Yen TIBOR + 0.250%	May 29, 2020	May 31, 2029
Debt 8	The Nishi-Nippon City Bank, Ltd.	1,000	3-month JBA Japanese Yen TIBOR + 0.400%	May 20, 2020	May 20, 2030

(Note) If any of the above repayment dates are not a business day, the next business day shall be the termination or interest payment date. If this next business day falls into the following month, the business day immediately prior shall be the termination or interest payment date.

(2) Summary of interest rate swap agreements

Category	Counterparty	Notional principal amount (million yen)	Interest rate		Commencement date	Termination Date (Note 11)
			Fixed interest rate	Fluctuating interest rate		
Debt 1	Nomura Securities Co.,Ltd.	834	0.08500% (Note 1) (Note 9)	3-month JBA Japanese Yen TIBOR	June 25, 2020	May 31, 2025
Debt 2	Mizuho Bank, Ltd.	500	0.09000% (Note 2) (Note 10)			May 20, 2027
Debt 3	Nomura Securities Co.,Ltd.	2,816	0.10600% (Note 3) (Note 9)			May 31, 2027
Debt 4	Mizuho Bank, Ltd.	830	0.12000% (Note 4) (Note 9)			May 31, 2028
Debt 5	Nomura Securities Co.,Ltd.	1,134	0.13500% (Note 5) (Note 9)			November 30, 2028
Debt 6	Nomura Securities Co.,Ltd.	1,000	0.14800% (Note 6) (Note 10)			May 20, 2029
Debt 7	Nomura Securities Co.,Ltd.	1,408	0.14900% (Note 7) (Note 9)			May 31, 2029
Debt 8	Mizuho Bank, Ltd.	1,000	0.17250% (Note 8) (Note 10)			May 20, 2030

(Note 1) Due to the interest rate swap agreement, the interest rate for long-term loans payable for Debt 1 mentioned above will, in effect, be converted into a fixed interest rate of 0.26500% until the termination date.

(Note 2) Due to the interest rate swap agreement, the interest rate for long-term loans payable for Debt 2 mentioned above will, in effect, be converted into a fixed interest rate of 0.32000% until the termination date.

(Note 3) Due to the interest rate swap agreement, the interest rate for long-term loans payable for Debt 3 mentioned above will, in effect, be converted into a fixed interest rate of 0.25600% until the termination date.

(Note 4) Due to the interest rate swap agreement, the interest rate for long-term loans payable for Debt 4 mentioned above will, in effect, be converted into a fixed interest rate of 0.30000% until the termination date.

(Note 5) Due to the interest rate swap agreement, the interest rate for long-term loans payable for Debt 5 mentioned above will, in effect, be converted into a fixed interest rate of 0.48000% until the termination date.

(Note 6) Due to the interest rate swap agreement, the interest rate for long-term loans payable for Debt 6 mentioned above will, in effect, be converted into a fixed interest rate of 0.44800% until the termination date.

(Note 7) Due to the interest rate swap agreement, the interest rate for long-term loans payable for Debt 7 mentioned above will, in effect, be converted into a fixed interest rate of 0.39900% until the termination date.

(Note 8) Due to the interest rate swap agreement, the interest rate for long-term loans payable for Debt 8 mentioned above will, in effect, be converted into a fixed interest rate of 0.57250% until the termination date.

(Note 9) The first interest payment date shall be the last day of August 2020 and subsequent payment dates shall be the last day of February, May, August, and November every year thereafter. The last interest payment date shall be the termination date. However, if any of the above dates are

not a business day, the next business day shall be that date. If this next business day falls into the following month, the business day immediately prior shall be that date.

(Note 10) The first interest payment date shall be the last day of June 2020 and subsequent payment dates shall be the last day of March, June, September, and December every year thereafter. The last interest payment date shall be the termination date. However, if any of the above dates are not a business day, the next business day shall be that date. If this next business day falls into the following month, the business day immediately prior shall be that date.

(Note 11) If the termination date is not a business day, the next business day shall be that date. If this next business day falls into the following month, the business day immediately prior shall be that date.

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