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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”) concluded today the following borrowings.

1. Purpose of Borrowings

To be used as a portion of the refinancing of 5,600 million yen in long-term loans payable due August 30, 2024 (hereinafter “Existing Long-term Loans Payable”) (Note).

(Note) Please refer to the press releases “MHR Announces Information on Borrowings and Prepayment of Borrowings” dated August 22, 2018 for details.

2. Details of Borrowings

Lender (anticipated) (Note 3)	Borrowing amount (million yen)	Interest rate (Note 1)	Scheduled drawdown date	Repayment date (Note 2)	Method of repayment	Collateral
Mizuho Bank, Ltd.	3,000	Base interest rate +0.200%	August 30, 2024	August 31, 2030	To be repaid in full on the principal repayment date	Unsecured/ Unguaranteed
The Bank of Fukuoka, Ltd.	1,300	Base interest rate +0.300%		August 31, 2033		

(Note 1) The first payment date shall be the last day of September 2024 and subsequent payment dates shall be the last day of every month 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 1-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 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 part of funds for refinancing the borrowings associated with the funds for the acquisition of Toranomon Hills Mori Tower etc., being assets that meet the eligibility criteria.

For details on Framework, please refer to the MHR's website below.

[https://www.mori-hills-](https://www.mori-hills-reit.co.jp/en/outline/Sustainability/environment_initiatives/green_finance/tabid/421/Default.aspx)

[reit.co.jp/en/outline/Sustainability/environment_initiatives/green_finance/tabid/421/Default.aspx](https://www.mori-hills-reit.co.jp/en/outline/Sustainability/environment_initiatives/green_finance/tabid/421/Default.aspx)

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

(1) Amount of funds to be procured: 4,300 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 (Note)

b) Amount: 4,300 million yen

c) Scheduled payment period: August 30, 2024

(Note) The difference of 1,300 million yen between the total amount of the Borrowings and the Existing Long-term Loans Payable is planned to be reimbursed by cash on hand.

4. Borrowings, etc. after the Borrowings

(Unit: millions of yen)

	Before the Borrowings	After the Borrowings	Change
Long-term loans payable	166,322	165,022	△1,300
Investment corporation bonds	23,600	23,600	0
Total interest-bearing debt	189,922	188,622	△1,300

(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 thirty-fifth fiscal period submitted on April 24, 2024 as a result of the Borrowings.

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