

For Translation Purposes Only

Real Estate Investment Fund Issuer:
Mori Hills REIT Investment Corporation
(Securities Code: 3234)
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MHR Announces Issuance of Investment Corporation Bond (Green Bond)

Mori Hills REIT Investment Corporation (hereinafter “MHR”) hereby announces that it decided to issue investment corporation bond (green bond) as below.

1. Overview of Investment Corporation Bond

(1) Name of investment corporation bond

MHR Twenty-fifth Series Unsecured Investment Corporation Bond (subject to a limited pari passu clause between specified investment corporation bonds) (green bond) (hereinafter, “Investment Corporation Bond”).

(2) Total issue amount of investment corporation bond
2 billion yen

(3) Certificates

The stipulation of the Act on Book Entry of Corporate Bonds and Shares will be applied to Investment Corporation Bond. Thus, investment corporation bond certificates will not be issued for Investment Corporation Bond.

(4) Payment price

100 yen per face value of 100 yen for each investment corporation bond

(5) Redemption price

100 yen per face value of 100 yen for each investment corporation bond

(6) Interest rate

1.070% per annum

(7) Investment corporation bond amount

100 million yen per investment corporation bond

(8) Offering method

Primary offering

(9) Subscription period

November 19, 2024

- (10) Payment date
November 26, 2024
- (11) Collateral and guarantee
Investment Corporation Bond is unsecured and unguaranteed. Furthermore, there is no particular asset retained for Investment Corporation Bond.
- (12) Redemption method and maturity
The total amount of Investment Corporation Bond will be redeemed on November 26, 2029. Redemption by purchase of Investment Corporation Bond by MHR is allowed at any time starting on the day following the payment date, unless otherwise specified by the book-entry transfer institution mentioned under (16) below.
- (13) Interest payment date
The first payment date will be May 26, 2025, and thereafter May 26 and November 26 of each year.
(If the interest payment date is a bank holiday, then the bank business day preceding it shall be deemed as the interest payment date.)
- (14) Special financial condition
Negative pledge clause is applicable.
- (15) Credit rating
Japan Credit Rating Agency, Ltd.: AA
- (16) Book-entry transfer institution
Japan Securities Depository Center, Inc.
- (17) Fiscal agent, issuing agent and paying agent
Sumitomo Mitsui Trust Bank, Limited
- (18) Underwriting securities companies
Mizuho Securities Co., Ltd.
Mitsubishi UFJ Morgan Stanley Securities Co., Ltd.
Daiwa Securities Co. Ltd.

2. Reason for Issuance

In order to contribute to the realization of a sustainable society and maximize unitholder value over the medium to long term, MHR decided to issue Investment Corporation Bond to procure investment funds for projects that are conscious of the environment.

3. Amount of Funds to be Procured, Use of Funds and Planned Expenditure Period

(1) Amount of funds to be procured (estimated paid-in amount): 1,985 million yen

(2) Specific use of funds to be procured and planned expenditure period

It will be allocated to part of funds for redemption of MHR Twelfth Series Unsecured Investment Corporation Bond of 2,000 million yen with the redemption date arriving on November 27, 2024 (hereinafter “Existing Investment Corporation Bond”).

Existing Investment Corporation Bond is based on the green finance framework (Note) formulated by MHR, the funds procured through the Green Loans are planned to be disbursed as funds for refinancing the borrowings associated with the funds for the acquisition of ARK Mori Building and Koraku Mori Building (including funds procured through subsequent refinancing), being assets that meet the eligibility criteria.

(Note) For details on green finance framework, please refer to the MHR's website below.

<https://www.mori-hills->

[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)

4. Investors Who Declared Intention to Invest in Investment Corporation Bond

Listed below in Japanese syllabary order are investors to date who declared their intention of investment in Investment Corporation Bond and agreed to disclose their names.

- AICHICHITA AGRICULTURAL COOPERATIVE ASSOCIATION
- The Bank of Iwate, Ltd.
- The Kita Osaka Shinkin Bank
- The Tsuru Credit Cooperative
- NAGANO SHINKIN BANK
- Matsumoto Shinkin Bank
- The Yokohama Shinkin Bank

5. Borrowings, etc. after the Issuance of Investment Corporation Bond

(unit: millions of yen)

	Before the Issuance	After the Issuance	Change
Long-term loans payable	165,022	165,022	0
Investment corporation bonds	23,600	23,600	0
Total interest-bearing debt	188,622	188,622	0

(Note 1) Indicates the borrowings, etc. as of November 27, 2024 after the issuance of Investment Corporation Bond (After redemption of the Existing Investment Corporation Bond as mentioned in Section 3. (2)).

(Note 2) Long-term loans payable and investment corporation bonds include the current portion of long-term loans payable and investment corporation bonds within a year.

6. Other Items Required for Investors to Appropriately Understand/Judge the Concerned Information

As for risks regarding redemption of Investment Corporation Bond, etc. there are no material changes from the content of the investment risks indicated in the Semiannual Securities Report (Japanese) for the thirty-sixth fiscal period (ended July 31, 2024) submitted on October 30, 2024.

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