

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 (hereafter “MHR”) concluded today the following borrowings.

1. Purpose of Borrowings

To allocate for part of funds of “Toranomom Hills Mori Tower” (hereafter “Assets to be Acquired”) to be acquired on September 1, 2020 (Note).

(Note) Please refer to the press releases “MHR Announces Acquisition of Trust Beneficiary Interest in Domestic Real Estate (Toranomom Hills Mori Tower: Additional Acquisition)” separately announced today.

2. Details of Borrowings

Lender (anticipated)	Borrowing amount (million yen)	Interest rate (Note 1)	Scheduled drawdown date	Repayment date (Note 2)	Method of repayment	Collateral
Resona Bank, Limited.	1,000	Base interest rate + 0.200%	August 31, 2020	August 31, 2026	To be repaid in full on the principal repayment date	Unsecured/ Unguaranteed
MUFG Bank, Ltd.	1,400	Base interest rate + 0.165%		August 31, 2027		

Note:

This document is a press release regarding borrowings, and has not been prepared as an inducement or invitation for investment. We caution readers to refer to MHR’s Prospectus for the Issuance of New Investment Units and Secondary Offering of Investment Units and the Notices of Amendments thereto, and to undertake any investment decision at their own judgment and responsibility.

Lender (anticipated)	Borrowing amount (million yen)	Interest rate (Note 1)	Scheduled drawdown date	Repayment date (Note 2)	Method of repayment	Collateral
Sumitomo Mitsui Banking Corporation	1,400	Base interest rate + 0.300%	August 31, 2020	August 31, 2028	To be repaid in full on the principal repayment date	Unsecured/ Unguaranteed
Mizuho Bank, Ltd.	1,400	Base interest rate + 0.250%		August 31, 2029		

(Note 1) The first payment date shall be the last day of November 2020 and subsequent payment dates shall be the last day of February, May, August, and November 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 (<http://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.

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

(1) Amount of funds to be procured: 5,200 million yen

(2) Specific use of funds and scheduled payment period

- a) Specific use of funds: To be disbursed as part of funds for acquisitions of the Assets to be Acquired, etc.
- b) Amount: 5,200 million yen
- c) Scheduled payment period: September 1, 2020

4. Borrowings, etc. after the Borrowings

(Unit: millions of yen)

	Before the Borrowings	After the Borrowings	Change
Long-term loans payable	162,222	167,422	5,200
Investment corporation bonds	17,000	17,000	0
Total interest-bearing debt	179,222	184,422	5,200

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

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-seventh fiscal period submitted on April 24, 2020 as a result of the Borrowings.

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

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