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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 (Green Loans)

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

1. Purpose of Borrowings

To be used to augment the cash on hand that decreased due to the repayment of the 500 million yen in long-term loans payable (Note 1) with a repayment deadline of July 31, 2024 and the 1,300 million yen in long-term loans payable (Note 2) with a repayment deadline of August 30, 2024, as well as to fund a portion of the refinancing of the 2,600 million yen in long-term loans payable (hereinafter, “Existing Long-term Loans Payable”) that have a repayment deadline of November 29, 2024 (Note 3).

(Note 1) Please refer to the press releases “MHR Announces Information on Borrowings” dated July 19, 2017 for details.

(Note 2) Please refer to the press releases “MHR Announces Information on Borrowings and Prepayment of Borrowings” dated August 22, 2018 for details.

(Note 3) Please refer to the press releases “MHR Announces Information on Borrowings” dated November 22, 2017 and “MHR Announces Information on Borrowings” dated November 21, 2019 for details.

2. Details of Borrowings

Lender (anticipated) (Note 4)	Borrowing amount (million yen)	Interest rate	Scheduled drawdown date	Repayment date (Note 3)	Method of repayment	Collateral
The Nishi- Nippon City Bank, Ltd.	1,000	Base interest rate +0.150% (Note 1)	November 29, 2024	November 30, 2029	To be repaid in full on the principal repayment date	Unsecured/ Unguaranteed
The Norinchukin Bank	2,400	Undecided (fixed interest rate) (Note 2)		November 30, 2032		

(Note 1) The first payment date shall be the last day of December 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) MHR will announce the applicable interest rates as soon as these are determined.

The first payment date shall be the last day of May 2025 and subsequent payment dates shall be the last day of May 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.

(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.

(Note 4) 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 ARK Mori Building etc. (including funds procured through subsequent refinancing), being assets that meet the eligibility criteria.

For details on 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

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

(1) Amount of funds to be procured: 3,400 million yen

(2) Specific use of funds and scheduled payment period

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|------------------------------|---|
| a) Specific use of funds: | To be used to augment the cash on hand and to be disbursed as a portion of the refinancing of the Existing Long-term Loans Payable (Note) |
| b) Amount: | 3,400 million yen |
| c) Scheduled payment period: | November 29, 2024 |

(Note) The difference of 1,000 million yen between the total amount of this borrowings and the amount of the borrowings 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	165,022	165,822	800
Investment corporation bonds	23,600	23,600	0
Total interest-bearing debt	188,622	189,422	800

(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-sixth fiscal period submitted on October 30, 2024 as a result of the Borrowings.

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