

For Translation Purposes Only

Real Estate Investment Fund Issuer:
Mori Hills REIT Investment Corporation
(Securities Code: 3234)
1-12-32 Akasaka, Minato-ku, Tokyo
Hideyuki Isobe, Executive Director

Asset Manager:
Mori Building Investment Management Co., Ltd.
Hiroyuki Yamamoto, President & CEO
Inquiries: Hitomi Ohishi
General Manager of Administration Department
and General Manager of Planning Department
TEL: +81-3-6234-3234

MHR Announces Interest Rates for Borrowings

Mori Hills REIT Investment Corporation (hereafter “MHR”) determined today the applicable interest rate for the borrowing announced on March 17, 2025 as follows.

Lender (anticipated)	Borrowing amount (million yen)	Interest rate (Note 1)	Scheduled drawdown date	Repayment date (Note 2)	Method of repayment	Collateral
The 77 Bank, Ltd.	1,000	1.56250%	March 31, 2025	March 31, 2032	To be repaid in full on the principal repayment date	Unsecured/ Unguaranteed
MUFG Bank, Ltd.	2,400	1.85375%		March 31, 2033		

(Note 1) The first payment date shall be the last day of September 2025 and subsequent payment dates shall be the last day of March and September 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 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.

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