

For Immediate Release

Real Estate Investment Trust Securities Issuer
MORI TRUST REIT, Inc.
Representative: Hiroshi Naito, Executive Director
(Securities Code: 8961)

Asset Management Company
MORI TRUST Asset Management Co., Ltd.
Representative: Hiroshi Naito,
President and Representative Director

Contact: Nobuyuki Aizawa,
Managing Director, General Manager,
Strategic Management Department
(TEL: +81-3-6435-7011)

Notice Concerning Borrowing of Funds

MORI TRUST REIT, Inc. (“MTR”) hereby announces its decision today to perform the borrowing of funds (“borrowing”) as described below.

Details

1. Purpose of the Borrowing

MTR has decided to execute the borrowing in order to repay long-term loans payable of 2,500 million yen (“existing loans”), which reach maturity on January 30, 2026.

2. Details of the Borrowing

| Category | Lender | Loan Amount (million yen) | Interest Rate | Loan Type Repayment Method | Drawdown Date Repayment Date |
|------------------|---------------------------|---------------------------|---|---|--------------------------------------|
| Short-term Loans | Mizuho Bank, Ltd. | 1,500 | Base interest rate (JBA Japanese yen TIBOR) (Note) +0.14% | Unsecured Unguaranteed Lump-sum repayment upon maturity | January 30, 2026 January 29, 2027 |
| | The Bank of Fukuoka, Ltd. | 1,000 | Base interest rate (JBA Japanese yen TIBOR) (Note) +0.15% | Unsecured Unguaranteed Lump-sum repayment upon maturity | January 30, 2026 January 29, 2027 |
| Total | | 2,500 | — | — | — |

(Note) The base interest rate to be applied from now on will be JBA 1-month Japanese Yen TIBOR which JBATA releases two business days prior to drawdown date or the last day of each month (if such date is not a business day, the previous day will be the date.). The JBA Japanese Yen TIBOR can be confirmed on the website of General Incorporated Association JBA TIBOR Administration (<http://www.jbatibor.or.jp/english/>).

Disclaimer: This document has been translated from the Japanese-language original for reference purposes only. While this English translation is believed to be generally accurate, it is subject to, and qualified by, in its entirety, the Japanese-language original. Such Japanese-language original shall be the controlling document for all purposes.

3. Details of Existing Loans which will be Repaid by the Borrowing

| Category | Lender | Loan Amount (million yen) | Drawdown Date Repayment Date |
|-----------------|---------------------------|------------------------------|--------------------------------------|
| Long-term Loans | Mizuho Bank, Ltd. | 1,500 | January 17, 2025 January 30, 2026 |
| | The Bank of Fukuoka, Ltd. | 1,000 | January 31, 2020 January 30, 2026 |
| Total | | 2,500 | — |

4. Status of Loans and Bonds after the Execution of the Borrowing

(Unit: million yen)

| | Before the Borrowing Execution | After the Borrowing Execution | Changes |
|---|-----------------------------------|----------------------------------|---------|
| Short-term Loans | 17,500 | 20,000 | +2,500 |
| Long-term Loans | 189,000 | 186,500 | -2,500 |
| Total Loans | 206,500 | 206,500 | — |
| Investment Corporation Bonds | 14,000 | 14,000 | — |
| Total Loans and Investment Corporation Bonds | 220,500 | 220,500 | — |

5. Others

MTR has made no change to the details of investment risks stated in the securities report submitted on November 27, 2025 in connection with risks associated with the repayment of the borrowing, etc.

* MORI TRUST REIT's website: <https://www.mt-reit.jp/en/>