

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.

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Notice Concerning Borrowing of Funds (Including Green Loan) and
Extension of Credit Line Agreement (Uncommitted)

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

(1) Purpose of the Borrowing

MTR has decided to execute the borrowing in order to repay short-term loans payable of 2,500 million yen and long-term loans payable of 8,500 million yen (“existing loans”), which reach maturity on February 27, 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	Sumitomo Mitsui Banking Corporation	3,000	Base interest rate (JBA Japanese yen TIBOR) (Note 1) +0.15%	Unsecured Unguaranteed Lump-sum repayment upon maturity	February 27, 2026 February 26, 2027
	Sumitomo Mitsui Trust Bank, Limited	1,500	Base interest rate (JBA Japanese yen TIBOR) (Note 1) +0.15%	Unsecured Unguaranteed Lump-sum repayment upon maturity	February 27, 2026 February 26, 2027
	Mizuho Bank, Ltd.	1,000	Base interest rate (JBA Japanese yen TIBOR) (Note 1) +0.14%	Unsecured Unguaranteed Lump-sum repayment upon maturity	February 27, 2026 February 26, 2027
	The Chiba Bank, Ltd.	500	Base interest rate (JBA Japanese yen TIBOR) (Note 1) +0.15%	Unsecured Unguaranteed Lump-sum repayment upon maturity	February 27, 2026 February 26, 2027
	Subtotal	6,000	—	—	—

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Category	Lender	Loan Amount (million yen)	Interest Rate	Loan Type Repayment Method	Drawdown Date Repayment Date
Long-term Loans	Sumitomo Mitsui Trust Bank, Limited	2,500	1.71125% (Fixed interest rate)	Unsecured Unguaranteed Lump-sum repayment upon maturity	February 27, 2026 February 28, 2029
	Sumitomo Mitsui Banking Corporation	1,000	1.71125% (Fixed interest rate)	Unsecured Unguaranteed Lump-sum repayment upon maturity	February 27, 2026 February 28, 2029
	SBI Shinsei Bank, Limited (Note 2)	1,000	1.71125% (Fixed interest rate)	Unsecured Unguaranteed Lump-sum repayment upon maturity	February 27, 2026 February 28, 2029
	The Yamanashi Chuo Bank, Ltd. (Note 2)	500	1.71125% (Fixed interest rate)	Unsecured Unguaranteed Lump-sum repayment upon maturity	February 27, 2026 February 28, 2029
	Subtotal	5,000	—	—	—
Total		11,000	—	—	—

(Note 1) 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/>).

(Note 2) The borrowing will be procured as a green loan (“Green Loan”) under the Green Finance Framework (“Framework”) formulated by MTR. The Green Loan from SBI Shinsei Bank, Limited and The Yamanashi Chuo Bank, Ltd. will be used to repay part of the borrowings procured for the acquisition of Kamiyacho Trust Tower. Kamiyacho Trust Tower is a Green Building which meets the Eligibility Criteria set forth in the Framework. (DBJ Green Building Certification: 4 stars) For details of the Framework, please refer to the MTR's website below.
<https://www.mt-reit.jp/en/esg/environment/greenfinance.html>

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

Category	Lender	Loan Amount (million yen)	Drawdown Date Repayment Date
Short-term Loans	Sumitomo Mitsui Trust Bank, Limited	1,500	February 28, 2025 February 27, 2026
	Mizuho Bank, Ltd.	1,000	February 28, 2025 February 27, 2026
	Subtotal	2,500	—
Long-term Loans	Sumitomo Mitsui Banking Corporation	1,500	March 1, 2023 February 27, 2026
	SBI Shinsei Bank, Limited	1,000	March 1, 2023 February 27, 2026
	The Chiba Bank, Ltd.	500	March 1, 2023 February 27, 2026
	The Yamanashi Chuo Bank, Ltd.	500	March 1, 2023 February 27, 2026
	Sumitomo Mitsui Trust Bank, Limited	1,000	August 31, 2022 February 27, 2026
	Sumitomo Mitsui Banking Corporation	1,500	February 28, 2022 February 27, 2026
	Sumitomo Mitsui Trust Bank, Limited	1,500	February 26, 2021 February 27, 2026
	Sumitomo Mitsui Banking Corporation	1,000	February 28, 2019 February 27, 2026
	Subtotal	8,500	—
Total		11,000	—

2. Extension of Credit Line Agreement (Uncommitted)

(1) Purpose of Extension

MTR has decided extension of Credit Line Agreement in order to ensure flexible fund procurement by extending current agreement.

(2) Details of Extension

Lender	Maximum Limit for Credit Line	Loan Type and Repayment Method	Expiration Date (current)	Expiration Date (new)
Mizuho Bank, Ltd.	10,000	Unsecured/ non-guaranteed Bullet payment	February 27, 2026	February 26, 2027
Sumitomo Mitsui Banking Corporation	10,000	Unsecured/ non-guaranteed Bullet payment	February 27, 2026	February 26, 2027

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3. 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	20,000	23,500	+3,500
Long-term Loans	186,500	183,000	-3,500
Total Loans	206,500	206,500	—
Investment Corporation Bonds	14,000	14,000	—
Total Loans and Investment Corporation Bonds	220,500	220,500	—

4. 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/>