

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

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 short-term loans payable of 2,500 million yen and long-term loans payable of 2,000 million yen (“existing loans”), which reach maturity on March 31, 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 Trust Bank, Limited	2,000	Base interest rate (JBA Japanese yen TIBOR) (Note) +0.15%	Unsecured Unguaranteed Lump-sum repayment upon maturity	March 31, 2026 March 31, 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	March 31, 2026 March 31, 2027
	Mizuho Bank, Ltd.	500	Base interest rate (JBA Japanese yen TIBOR) (Note) +0.14%	Unsecured Unguaranteed Lump-sum repayment upon maturity	March 31, 2026 March 31, 2027
	Subtotal	3,500	—	—	—
Long-term Loans	The Nishi-Nippon City Bank, Ltd.	500	1.68500% (Fixed interest rate)	Unsecured Unguaranteed Lump-sum repayment upon maturity	March 31, 2026 March 31, 2028
Total		4,000	—	—	—

(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/>).

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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	2,000	April 11, 2025 March 31, 2026
	Mizuho Bank, Ltd.	500	March 31, 2025 March 31, 2026
	Subtotal	2,500	—
Long-term Loans	The Bank of Fukuoka, Ltd.	1,000	April 21, 2023 March 31, 2026
	The Nishi-Nippon City Bank, Ltd.	500	April 24, 2023 March 31, 2026
	Nippon Life Insurance Company	500	September 30, 2020 March 31, 2026
	Subtotal	2,000	—
Total		4,500	—

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	23,500	24,500	+1,000
Long-term Loans	183,000	181,500	-1,500
Total Loans	206,500	206,000	-500
Investment Corporation Bonds	14,000	14,000	—
Total Loans and Investment Corporation Bonds	220,500	220,000	-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/>

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