

For Immediate Release

Real Estate Investment Trust Securities Issuer
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(Securities Code: 8961)

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(Update on Matters Previously Disclosed) Notice Concerning Change in Tenant
(Cancellation of Lease Agreement) (ON Building)

MORI TRUST REIT, Inc. (“MTR”) hereby announces that MTR has received a notice of cancellation of the lease agreement today from Kobe Steel, Ltd. (the "Tenant"), which is the sole tenant of ON Building (the "Property"), regarding the Tenant’s move out announced in “Notice Concerning Tenant of Property (ON Building)” dated September 9, 2024. Details are as follows.

Details

1. Overview of Change in Tenant (Cancellation of Lease Agreement)

(1)	Name of Tenant	Kobe Steel, Ltd.
(2)	Name of Property	ON Building
(3)	Cancellation Area	20,654.60 m ²
(4)	Ratio of the Tenant’s Leased Area to Total Leasable Area of the Property	100.0% (Note 1)
(5)	Ratio of the Tenant’s Leased Area of the Property to the Total Leasable Area of MTR’s Portfolio	4.1% (Note 2)
(6)	Scheduled Cancellation Date	March 31, 2027

(Note1) The total leasable area of the Property as of February 28, 2026 is 20,654.60 m²

(Note2) The total leasable area of MTR as of February 28, 2026 is 506,295.29 m². Ratio of the Tenant’s Leased Area of the Property to the Total Leasable Area of MTR’s Portfolio is round to one decimal place.

(Note3) Monthly rent and security deposits are not disclosed since the consent to disclosure has not been obtained from the Tenant.

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.

2. Future Outlook

The scheduled date of the Tenant's cancellation is March 31, 2027. Therefore, there will be no impact on the Forecast for the fiscal periods ending February 2026 (September 1, 2025 to February 28, 2026) and August 2026 (March 1, 2026 to August 31, 2026), announced in the "Financial Summary (REIT) for the Fiscal Period Ended August 31, 2025" disclosed on October 23, 2025.

Concerning the management strategy for the Property following the Tenant's vacation, various options are currently under consideration, including the sale or replacement of the Property, or leasing to a successor tenant. If any matters requiring disclosure regarding the Property arise in the future, MTR will make a separate announcement.

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