MORI TRUST REIT

August 27, 2026

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)

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 5,000 million yen and long-term loans payable of 10,500 million yen ("existing loans"), which reach maturity on August 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	4,000	Base interest rate (JBA Japanese yen TIBOR) (Note 1) +0.15%	Unsecured Unguaranteed Lump-sum repayment upon maturity	August 31, 2026 August 31, 2027
	Mizuho Bank, Ltd.	1,000	Base interest rate (JBA Japanese yen TIBOR) (Note 1) +0.14%	Unsecured Unguaranteed Lump-sum repayment upon maturity	August 31, 2026 August 31, 2027
	Mizuho Bank, Ltd.	1,000	Base interest rate (JBA Japanese yen TIBOR) (Note 1) +0.14%	Unsecured Unguaranteed Lump-sum repayment upon maturity	August 31, 2026 August 31, 2027
	Resona Bank, Limited.	1,500	Base interest rate (JBA Japanese yen TIBOR) (Note 1) +0.15%	Unsecured Unguaranteed Lump-sum repayment upon maturity	August 31, 2026 August 31, 2027

Short-term Loans	Sumitomo Mitsui Banking Corporation	1,000	Base interest rate (JBA Japanese yen TIBOR) (Note 1) +0.15%	Unsecured Unguaranteed Lump-sum repayment upon maturity	August 31, 2026 August 31, 2027
	Mizuho Trust & Banking Co., Ltd.	500	Base interest rate (JBA Japanese yen TIBOR) (Note 1) +0.14%	Unsecured Unguaranteed Lump-sum repayment upon maturity	August 31, 2026 August 31, 2027
	Subtotal	9,000	—	—	—
Long-term Loans	MUFG Bank, Ltd.	3,000	Base interest rate (JBA Japanese yen TIBOR) (Note 1) +0.15%	Unsecured Unguaranteed Lump-sum repayment upon maturity	August 31, 2026 February 29, 2028
	The Nishi-Nippon City Bank, Ltd. (Note 2)	500	2.06125% (Fixed interest rate)	Unsecured Unguaranteed Lump-sum repayment upon maturity	August 31, 2026 August 31, 2028
	Development Bank of Japan Inc.	1,000	2.29750% (Fixed interest rate)	Unsecured Unguaranteed Lump-sum repayment upon maturity	August 31, 2026 August 31, 2029
	The Nishi-Nippon City Bank, Ltd. (Note 2)	500	2.29750% (Fixed interest rate)	Unsecured Unguaranteed Lump-sum repayment upon maturity	August 31, 2026 August 31, 2029
	The 77 Bank, Ltd.	500	2.29750% (Fixed interest rate)	Unsecured Unguaranteed Lump-sum repayment upon maturity	August 31, 2026 August 31, 2029
	Sumitomo Mitsui Trust Bank, Limited	1,000	2.49505% (Fixed interest rate)	Unsecured Unguaranteed Lump-sum repayment upon maturity	August 31, 2026 August 30, 2030
	Subtotal	6,500	—	—	—
Total		15,500	—	—	—

(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 The Nishi-Nippon City Bank, Ltd. will be used to repay part of the borrowings procured for the acquisition of Hotel Okura Kobe, subsequently refinanced. Hotel Okura Kobe 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	Resona Bank, Limited.	1,500	August 29, 2025 August 31, 2026
	Mizuho Bank, Ltd.	1,000	August 29, 2025 August 31, 2026
	Sumitomo Mitsui Banking Corporation	1,000	August 29, 2025 August 31, 2026
	Sumitomo Mitsui Trust Bank, Limited	1,000	August 29, 2025 August 31, 2026
	Mizuho Trust & Banking Co., Ltd.	500	August 29, 2025 August 31, 2026
	Subtotal	5,000	–
Long-term Loans	Sumitomo Mitsui Trust Bank, Limited	2,000	August 30, 2024 August 31, 2026
	MUFG Bank, Ltd.	3,000	March 1, 2023 August 31, 2026
	Sumitomo Mitsui Trust Bank, Limited	2,000	August 31, 2022 August 31, 2026
	The Nishi-Nippon City Bank, Ltd.	1,000	August 31, 2020 August 31, 2026
	Mizuho Bank, Ltd.	1,000	September 2, 2019 August 31, 2026
	Development Bank of Japan Inc.	1,000	August 30, 2019 August 31, 2026
	The 77 Bank, Ltd.	500	August 30, 2019 August 31, 2026
	Subtotal	10,500	–
Total		15,500	–

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	30,000	34,000	+4,000
Long-term Loans	176,000	172,000	-4,000
Total Loans	206,000	206,000	–
Investment Corporation Bonds	14,000	14,000	–
Total Loans and Investment Corporation Bonds	220,000	220,000	–

5. Others

MTR has made no change to the details of investment risks stated in the securities report submitted on May 28, 2026 in connection with risks associated with the repayment of the borrowing, etc.

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