

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 long-term loans payable of 1,000 million yen (“existing loans”), which reach maturity on March 12, 2026.

2. Details of the Borrowing

Category	Lender	Loan Amount (million yen)	Interest Rate	Loan Type Repayment Method	Drawdown Date Repayment Date
Long-term Loans	Development Bank of Japan Inc.	1,000	1.74926% (Fixed interest rate)	Unsecured Unguaranteed Lump-sum repayment upon maturity	March 12, 2026 March 30, 2029

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	Development Bank of Japan Inc.	1,000	March 12, 2021 March 12, 2026

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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	23,500	—
Long-term Loans	183,000	183,000	—
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/>