

April 22, 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

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 500 million yen (“existing loans”), which reach maturity on April 24, 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	Aozora Bank, Ltd.	500	2.22218% (Fixed interest rate)	Unsecured Unguaranteed Lump-sum repayment upon maturity	April 24, 2026 March 31, 2031

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	Aozora Bank, Ltd.	500	April 24, 2018 April 24, 2026

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.

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	25,500	25,500	—
Long-term Loans	180,500	180,500	—
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 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/>