

For Immediate Release

Real Estate Investment Trust Securities Issuer  
MORI TRUST REIT, Inc.  
Representative: Hiroshi Naito, Executive Director  
(Securities Code: 8961)

Asset Management Company  
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Notice Concerning Issuance of Investment Corporation Bonds (including Green Bonds)

MORI TRUST REIT, Inc. (“MTR”) hereby announced its decision today to issue investment corporation bonds as described below.

Details

1. Overview of the Investment Corporation Bonds

- (1) Name: (i) MORI TRUST REIT, Inc. 20th Series Unsecured Investment Corporation Bonds (ranking pari passu among the specified Investment Corporation Bonds) (the “20th Series Bonds”)  
(ii) MORI TRUST REIT, Inc. 21st Series Unsecured Investment Corporation Bonds (ranking pari passu among the specified Investment Corporation Bonds) (Green Bonds) (the “21st Series Bonds (Green Bonds)”)

In each of the following items, matters common to (i) and (ii) are not described separately. In addition, the 20th Series Bonds and the 21st Series Bonds (Green Bonds) are hereinafter collectively referred to as the “Bonds.”

- (2) Issue Amount: (i) 3,000 million yen  
(ii) 1,000 million yen  
A total of 4,000 million yen
- (3) Bond Certificate: Subject to the provisions of the Law Concerning Book-Entry Transfer of Corporate Bonds and Shares, etc., bond certificates will not be issued.
- (4) Issue Price: 100 yen per 100 yen of each bond
- (5) Redemption Price: 100 yen per 100 yen of each bond
- (6) Interest Rate: (i) 0.490% per annum  
(ii) 0.827% per annum
- (7) Amount of Each Bond: 100 million yen
- (8) Offering Method: Public offering

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- (9) Date of Application: December 12, 2023 (Tuesday)
- (10) Date of Payment: December 18, 2023 (Monday)
- (11) Collateral and Guarantee: Neither collateral nor guarantee is provided for the Bonds, and no asset is particularly secured for the Bonds.
- (12) Redemption Method and Date: (i) The total amount of the 20th Series Bonds will be redeemed on December 18, 2026.  
(ii) The total amount of the 21st Series Bonds (Green Bonds) will be redeemed on December 18, 2028  
Redemption by purchase is available any time on and after the following day of the date of payment except for the case separately determined by the book-entry transfer agent.
- (13) Interest Payment Date: June 18 and December 18 of each year
- (14) Financial Covenant: Negative pledge is applicable.
- (15) Credit Rating: AA (Japan Credit Rating Agency, Ltd.)
- (16) Fiscal Agent, Issuing Agent and Payment Agent: Sumitomo Mitsui Trust Bank, Limited.
- (17) Underwriters: (i) Mizuho Securities Co., Ltd.  
SMBC Nikko Securities Inc.  
Mitsubishi UFJ Morgan Stanley Securities Co., Ltd.  
(ii) Mizuho Securities Co., Ltd.  
Nomura Securities Co., Ltd.

## 2. Reason for the Issuance of the Bonds

### (1) The 20th Series Bonds

To fund part of the redemption of the 13th Series Unsecured Investment Corporation Bonds (3,000 million yen), which will reach maturity on February 22, 2024.

### (2) The 21st Series Bonds (Green Bonds)

As a concrete measure to improve sustainability through environmental considerations, social contributions and organizational governance, MTR will issue its first green bonds to strengthen its funding base through expanding the investor base interested in ESG investments and loans.

The Green Bonds will be issued under the Green Finance Framework (the "Framework") formulated by MTR. MTR has received a "Green 1 (F)" rating, the highest rating in the "JCR Green Finance Framework Evaluation" from Japan Credit Rating Agency, Ltd. (JCR) as a third-party evaluation of the Framework.

## 3. Amount, Use and Schedule of Expenditure of Funds to be Procured

### (1) Amount of Funds to be Procured (Estimated net Proceeds)

- (i) The 20th Series Bonds  
2,980 million yen
- (ii) The 21st Series Bonds (Green Bonds)  
990 million yen

### (2) Specific Use and Schedule of Expenditure of Funds to be Procured

#### (i) The 20th Series Bonds

The funds procured will be used to fund part of the redemption of 13th Series Unsecured Investment Corporation Bonds (3,000 million yen), which will reach maturity on February 22, 2024. Until the funds are used for the redemption, the funds procured will be managed in cash or cash equivalents.

(ii) The 21st Series Bonds (Green Bonds)

Of the borrowings procured for the acquisition of Tokyo Shiodome Building and subsequently refinanced, the funds will be used to repay part of the borrowings (totaling 14,500 million yen) which will reach maturity by the end of October 2024. Tokyo Shiodome Building is a Green Building (DBJ Green Building Certification: 3 stars) which meets the Eligibility Criteria set forth in the Framework. Until the funds are used for the redemption, the funds procured will be managed in cash or cash equivalents.

4. Status of Loans and Bonds after the Issuance of the Bonds

(Unit: million yen)

	Before the issuance of the Bonds	After the issuance of the Bonds	Changes
Short-term loans	11,000	11,000	-
Long-term loans	200,500	200,500	-
Total loans	211,500	211,500	-
Investment corporation bonds	14,000	18,000	+4,000
Total loans and investment corporation bonds	225,500	229,500	+4,000

5. Others

MTR has made no change to the details of investment risks stated in the securities report submitted on November 28, 2023 in connection with risks associated with the redemption of the Bonds, etc.

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