

For Immediate Release

Real Estate Investment Trust Securities Issuer

MORI TRUST REIT, Inc.

Representative: Masayuki Yagi, 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 2,000 million yen (“existing loans”), which reach maturity on April 7, 2023.

2. Details of the borrowing

Category	Lender	Loan amount (million yen)	Interest rate	Loan type Repayment method	Drawdown date Repayment date
Short-term loans payable	Mizuho Bank, Ltd.	2,000	Base interest rate (JBA Japanese yen TIBOR) (Note) +0.14%	Unsecured Unguaranteed Lump-sum repayment upon maturity	April 7, 2023 March 29, 2024

(Note) The base interest rate to be applied to the interest to be paid on each interest payment date will be the JBA (Japanese Bankers Association) Japanese Yen TIBOR corresponding to each interest calculation period, and will be determined two business days prior to the drawdown date or the preceding interest payment date. The base interest rate for the period from the drawdown date to April 28, 2023, the first interest payment date, will be the JBA 1-month Japanese Yen TIBOR. In the event that an interest rate other than the JBA 1-month Japanese Yen TIBOR is applied, MTR will make a separate announcement. The JBA Japanese Yen TIBOR can be confirmed on the website of General Incorporated Association JBA TIBOR Administration (<http://www.jbatibor.or.jp/english/>).

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3. Details of existing loans which will be repaid by the borrowing

Category	Lender	Loan amount (million yen)	Interest rate	Drawdown date Repayment date
Short-term loans payable	Mizuho Bank, Ltd.	2,000	Base interest rate (JBA Japanese yen TIBOR) +0.14%	April 8, 2022 April 7, 2023

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	11,475	11,475	–
Long-term loans	200,500	200,500	–
Total loans	211,975	211,975	–
Investment corporation bonds	14,000	14,000	–
Total loans and investment corporation bonds	225,975	225,975	–

5. Others

MTR has made no change to the details of investment risks stated in the securities report submitted on December 23, 2022 in connection with risks associated with the repayment of the borrowing and the like.

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