

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 May 31, 2023.

##### 2. Details of the borrowing

Category	Lender	Loan amount (million yen)	Interest rate	Loan type Repayment method	Drawdown date Repayment date
Long-term loans	Nippon Life Insurance Company	1,000	0.76285% (Fixed interest rate)	Unsecured Unguaranteed Lump-sum repayment upon maturity	May 31, 2023 August 31, 2028

##### 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	Nippon Life Insurance Company	1,000	November 31, 2017 May 31, 2023

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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	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

In connection with risks associated with the repayment of the borrowing and the like, regarding the details of investment risks stated in the securities report submitted on December 23, 2022, the details of "Risks related to the merger with MORI TRUST Hotel Reit, Inc." have been changed and "Risks related to the generation of goodwill and goodwill amortization expenses" has been added. Please refer to "3. Status of Asset Management / (B) Investment Risks" in the "Financial Summary (REIT) for Fiscal Period Ended February 28, 2023" released on April 20, 2023.

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