

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 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 September 29, 2023 and to increase cash on hand.

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.	1,500	0.98380% (Fixed interest rate)	Unsecured Unguaranteed Lump-sum repayment upon maturity	September 29, 2023 September 29, 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	Development Bank of Japan Inc.	500	September 29, 2017 September 29, 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	10,000	10,000	–
Long-term loans	200,500	201,500	+1,000
Total loans	210,500	211,500	+1,000
Investment corporation bonds	14,000	14,000	–
Total loans and investment corporation bonds	224,500	225,500	+1,000

5. Others

MTR has made no change to the details of investment risks stated in the securities report submitted on May 29, 2023 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/>