

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 8,500 million yen (“existing loans”), which reach maturity on November 30, 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	Resona Bank, Limited.	1,000	Base interest rate (JBA Japanese Yen TIBOR) (Note) +0.15%	Unsecured Unguaranteed Lump-sum repayment upon maturity	November 30, 2023 September 30, 2024

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Category	Lender	Loan amount (million yen)	Interest rate	Loan type Repayment method	Drawdown date Repayment date
Long-term loans	Sumitomo Mitsui Banking Corporation	3,000	0.78800% (Fixed interest rate)	Unsecured Unguaranteed Lump-sum repayment upon maturity	November 30, 2023 May 31, 2027
	Development Bank of Japan Inc.	1,500	0.86630% (Fixed interest rate)	Unsecured Unguaranteed Lump-sum repayment upon maturity	November 30, 2023 November 30, 2027
	Mizuho Bank, Ltd.	1,500	1.01630% (Fixed interest rate)	Unsecured Unguaranteed Lump-sum repayment upon maturity	November 30, 2023 November 30, 2028
	Mizuho Bank, Ltd.	1,500	1.17315% (Fixed interest rate)	Unsecured Unguaranteed Lump-sum repayment upon maturity	November 30, 2023 November 30, 2029
	Subtotal	7,500	—	—	—
Total	8,500	—	—	—	

(Note) The base interest rate to be applied from now on will be JBA 1-month Japanese Yen TIBOR which JBATA releases two business days prior to drawdown date or the last day of each month (if such date is not a business day, the previous day will be the date.).

The JBA Japanese Yen TIBOR can be confirmed on the website of General Incorporated Association JBA TIBOR Administration (<https://www.jbatibor.or.jp/english/>).

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	Mizuho Bank, Ltd.	2,000	November 30, 2016 November 30, 2023
	Mizuho Bank, Ltd.	1,000	November 30, 2020 November 30, 2023
	Sumitomo Mitsui Trust Bank, Limited	2,000	November 30, 2016 November 30, 2023
	Sumitomo Mitsui Trust Bank, Limited	1,000	November 30, 2020 November 30, 2023
	Development Bank of Japan Inc.	1,500	November 30, 2016 November 30, 2023
	Resona Bank, Limited.	1,000	November 30, 2020 November 30, 2023
Total	8,500	—	

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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	11,000	+1,000
Long-term loans	201,500	200,500	-1,000
Total loans	211,500	211,500	—
Investment corporation bonds	14,000	14,000	—
Total loans and investment corporation bonds	225,500	225,500	—

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 repayment of the borrowing and the like.

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