

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 and Extension of Credit Line Agreement (Uncommitted)

MORI TRUST REIT, Inc. (“MTR”) hereby announces its decision today to perform the borrowing of funds (“borrowing”) and extension of credit line agreement (uncommitted) as described below.

Details

1. Borrowing Funds

(1) Purpose of the Borrowing

MTR has decided to execute the borrowing in order to repay long-term loans payable of 6,500 million yen (“existing loans”), which reach maturity on February 29, 2024.

(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	0.83880% (Fixed interest rate)	Unsecured Unguaranteed Lump-sum repayment upon maturity	February 29, 2024 February 29, 2028
	Mizuho Bank, Ltd.	5,000	0.97005% (Fixed interest rate)	Unsecured Unguaranteed Lump-sum repayment upon maturity	February 29, 2024 February 28, 2029
Total		6,500	—	—	—

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(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.	3,000	August 30, 2019 February 29, 2024
	Mizuho Bank, Ltd.	2,000	November 29, 2019 February 29, 2024
	Development Bank of Japan Inc.	1,500	February 28, 2017 February 29, 2024
Total		6,500	—

2. Extension of Credit Line Agreement (Uncommitted)

(1) Purpose of Extension

MTR has decided extension of Credit Line Agreement in order to ensure flexible fund procurement by extending current agreement.

(2) Details of Extension

Lender	Maximum Limit for Credit Line	Loan Type and Repayment Method	Expiration Date (current)	Expiration Date (new)
Mizuho Bank, Ltd.	10,000	Unsecured/ non-guaranteed Bullet payment	February 29, 2024	February 28, 2025
Sumitomo Mitsui Banking Corporation	10,000	Unsecured/ non-guaranteed Bullet payment	February 29, 2024	February 28, 2025

3. 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	11,000	11,000	—
Long-term Loans	200,500	200,500	—
Total Loans	211,500	211,500	—
Investment Corporation Bonds	15,000	15,000	—
Total Loans and Investment Corporation Bonds	226,500	226,500	—

4. 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, etc.

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

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