

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 short-term loans payable of 2,000 million yen (“existing loans”), which reach maturity on March 29, 2024.

2. Details of the Borrowing

Category	Lender	Loan Amount (million yen)	Interest Rate	Loan Type Repayment Method	Drawdown Date Repayment Date
Short-term Loans	Mizuho Bank, Ltd.	2,000	Base interest rate (JBA Japanese yen TIBOR) (Note) +0.14%	Unsecured Unguaranteed Lump-sum repayment upon maturity	March 29, 2024 March 31, 2025

(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 30, 2024, 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/>).

Disclaimer: This document has been translated from the Japanese-language original for reference purposes only. While this English translation is believed to be generally accurate, it is subject to, and qualified by, in its entirety, the Japanese-language original. Such Japanese-language original shall be the controlling document for all purposes.

3. Details of Existing Loans which will be Repaid by the Borrowing

Category	Lender	Loan Amount (million yen)	Drawdown Date Repayment Date
Short-term Loans	Mizuho Bank, Ltd.	2,000	April 7, 2023 March 29, 2024

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	11,000	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	—

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, etc.

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