

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.

Representative: Hiroshi Naito,
President and Representative Director

Contact: Nobuyuki Aizawa,
Managing Director, General Manager,
Strategic Management Department
(TEL: +81-3-6435-7011)

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 3,000 million yen (“existing loans”), which reach maturity on April 9, 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	Sumitomo Mitsui Banking Corporation	2,500	0.80377% (Fixed interest rate)	Unsecured Unguaranteed Lump-sum repayment upon maturity	April 9, 2024 September 30, 2027

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	Sumitomo Mitsui Banking Corporation	3,000	October 9, 2020 April 9, 2024

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

(Note) A portion of the repayment of existing loans (500 million yen) will be funded by the funds procured from the 21st Series Investment Corporation Bonds (Green Bonds) issued on December 18, 2023.

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/>