

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 3,000 million yen (“existing loans”), which reach maturity on April 11, 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.	1,000	Base interest rate (JBA Japanese yen TIBOR) (Note) +0.14%	Unsecured Unguaranteed Lump-sum repayment upon maturity	April 11, 2024 March 31, 2025
Long-term Loans	Development Bank of Japan Inc.	2,000	0.86237% (Fixed interest rate)	Unsecured Unguaranteed Lump-sum repayment upon maturity	April 11, 2024 February 29, 2028
Total		3,000			

(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/>).

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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	Development Bank of Japan Inc.	2,000	April 11, 2019 April 11, 2024
	Mizuho Bank, Ltd.	1,000	April 11, 2019 April 11, 2024
Total		3,000	

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	12,000	+1,000
Long-term Loans	200,000	199,000	-1,000
Total Loans	211,000	211,000	–
Investment Corporation Bonds	15,000	15,000	–
Total Loans and Investment Corporation Bonds	226,000	226,000	–

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/>