

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 24, 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	Mizuho Bank, Ltd.	2,500	1.06005% (Fixed interest rate)	Unsecured Unguaranteed Lump-sum repayment upon maturity	April 24, 2024 March 30, 2029

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	April 24, 2018 April 24, 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	12,000	12,000	–
Long-term Loans	199,000	198,500	-500
Total Loans	211,000	210,500	-500
Investment Corporation Bonds	15,000	15,000	–
Total Loans and Investment Corporation Bonds	226,000	225,500	-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/>