August 28, 2024

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 5,000 million yen and long-term loans payable of 12,000 million yen ("existing loans"), which reach maturity on August 30, 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	Sumitomo Mitsui Trust Bank, Limited	2,000	Base interest rate (JBA Japanese Yen TIBOR) (Note) +0.15%	Unsecured Unguaranteed Lump-sum repayment upon maturity	August 30, 2024 August 29, 2025
	Sumitomo Mitsui Banking Corporation	1,500	Base interest rate (JBA Japanese Yen TIBOR) (Note) +0.15%	Unsecured Unguaranteed Lump-sum repayment upon maturity	August 30, 2024 August 29, 2025
	Mizuho Bank, Ltd.	1,000	Base interest rate (JBA Japanese Yen TIBOR) (Note) +0.14%	Unsecured Unguaranteed Lump-sum repayment upon maturity	August 30, 2024 August 29, 2025
	Resona Bank, Limited.	1,000	Base interest rate (JBA Japanese Yen TIBOR) (Note) +0.15%	Unsecured Unguaranteed Lump-sum repayment upon maturity	August 30, 2024 August 29, 2025
	Subtotal	5,500	–	–	–

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Category	Lender	Loan Amount (million yen)	Interest Rate	Loan Type Repayment Method	Drawdown Date Repayment Date
Long-term Loans	Sumitomo Mitsui Trust Bank, Limited	2,000	0.74500% (Fixed interest rate)	Unsecured Unguaranteed Lump-sum repayment upon maturity	August 30, 2024 August 31, 2026
	MUFG Bank, Ltd.	3,000	0.85875% (Fixed interest rate)	Unsecured Unguaranteed Lump-sum repayment upon maturity	August 30, 2024 August 31, 2027
	Sumitomo Mitsui Banking Corporation	1,000	0.90815% (Fixed interest rate)	Unsecured Unguaranteed Lump-sum repayment upon maturity	August 30, 2024 February 29, 2028
	Mizuho Bank, Ltd.	5,500	0.95755% (Fixed interest rate)	Unsecured Unguaranteed Lump-sum repayment upon maturity	August 30, 2024 August 31, 2028
	Subtotal	11,500	—	—	—
Total		17,000	—	—	—

(Note) The base interest rate to be applied from now on will be JBA 1-month Japanese Yen TIBOR which JBATA releases two business days prior to drawdown date or the last day of each month (if such date is not a business day, the previous day will be the date.). 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
Short-term Loans	Sumitomo Mitsui Trust Bank, Limited	2,000	August 31, 2023 August 30, 2024
	Sumitomo Mitsui Banking Corporation	1,500	August 31, 2023 August 30, 2024
	Resona Bank, Limited.	1,000	August 31, 2023 August 30, 2024
	Mizuho Bank, Ltd.	500	August 31, 2023 August 30, 2024
	Subtotal	5,000	—
Long-term Loans	Mizuho Bank, Ltd.	5,000	November 29, 2019 August 30, 2024
	Mizuho Bank, Ltd.	1,000	August 31, 2021 August 30, 2024
	MUFG Bank, Ltd.	3,000	November 30, 2021 August 30, 2024
	Sumitomo Mitsui Trust Bank, Limited	2,000	August 31, 2021 August 30, 2024
	Sumitomo Mitsui Banking Corporation	1,000	August 31, 2021 August 30, 2024
	Subtotal	12,000	—
Total		17,000	—

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	12,000	12,500	+500
Long-term Loans	198,500	198,000	-500
Total Loans	210,500	210,500	–
Investment Corporation Bonds	15,000	15,000	–
Total Loans and Investment Corporation Bonds	225,500	225,500	–

5. Others

MTR has made no change to the details of investment risks stated in the securities report submitted on May 29, 2024 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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