December 24, 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 long-term loans payable of 500 million yen ("existing loans"), which reach maturity on December 26, 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	The Nishi-Nippon City Bank, Ltd.	500	1.04500% (Fixed interest rate)	Unsecured Unguaranteed Lump-sum repayment upon maturity	December 26, 2024 November 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	The Nishi-Nippon City Bank, Ltd.	500	December 26, 2019 December 26, 2024

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.

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	15,500	15,500	–
Long-term Loans	195,000	195,000	–
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 November 28, 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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