February 26, 2025

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 and Extension of Credit Line Agreement (Uncommitted)

MORI TRUST REIT, Inc. ("MTR") hereby announces its decision today to perform the borrowing of funds ("borrowing") and extension of credit line agreement (uncommitted) as described below.

Details

1. Borrowing Funds

(1) Purpose of the Borrowing

MTR has decided to execute the borrowing in order to repay long-term loans payable of 6,500 million yen ("existing loans"), which reach maturity on February 28, 2025.

(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	1,500	Base interest rate (JBA Japanese Yen TIBOR) (Note) +0.15%	Unsecured Unguaranteed Lump-sum repayment upon maturity	February 28, 2025 February 27, 2026
	Mizuho Bank, Ltd.	1,000	Base interest rate (JBA Japanese Yen TIBOR) (Note) +0.14%	Unsecured Unguaranteed Lump-sum repayment upon maturity	February 28, 2025 February 27, 2026
	Subtotal	2,500	—	—	—

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Long-term Loans	Sumitomo Mitsui Trust Bank, Limited	1,500	1.08375% (Fixed interest rate)	Unsecured Unguaranteed Lump-sum repayment upon maturity	February 28, 2025 February 26, 2027
	The Hachijuni Bank, Ltd.	1,000	1.21125% (Fixed interest rate)	Unsecured Unguaranteed Lump-sum repayment upon maturity	February 28, 2025 February 29, 2028
	MUFG Bank, Ltd.	500	1.21125% (Fixed interest rate)	Unsecured Unguaranteed Lump-sum repayment upon maturity	February 28, 2025 February 29, 2028
	Sumitomo Mitsui Banking Corporation	1,000	1.26127% (Fixed interest rate)	Unsecured Unguaranteed Lump-sum repayment upon maturity	February 28, 2025 August 31, 2028
	Subtotal	4,000	—	—	—
Total		6,500	—	—	—

(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/).

(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 Trust Bank, Limited	3,000	February 28, 2020 February 28, 2025
	Mizuho Bank, Ltd.	1,000	February 28, 2018 February 28, 2025
	Sumitomo Mitsui Banking Corporation	1,000	February 28, 2018 February 28, 2025
	The Hachijuni Bank, Ltd.	1,000	February 28, 2020 February 28, 2025
	MUFG Bank, Ltd.	500	February 28, 2018 February 28, 2025
Total		6,500	—

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2. Extension of Credit Line Agreement (Uncommitted)

(1) Purpose of Extension

MTR has decided extension of Credit Line Agreement in order to ensure flexible fund procurement by extending current agreement.

(2) Details of Extension

Lender	Maximum Limit for Credit Line	Loan Type and Repayment Method	Expiration Date (current)	Expiration Date (new)
Mizuho Bank, Ltd.	10,000	Unsecured/ non-guaranteed Bullet payment	February 28, 2025	February 27, 2026
Sumitomo Mitsui Banking Corporation	10,000	Unsecured/ non-guaranteed Bullet payment	February 28, 2025	February 27, 2026

3. 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	18,000	+2,500
Long-term Loans	195,000	192,500	–2,500
Total Loans	210,500	210,500	–
Investment Corporation Bonds	14,000	14,000	–
Total Loans and Investment Corporation Bonds	224,500	224,500	–

4. 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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