

For Immediate Release

Real Estate Investment Trust Securities Issuer  
MORI TRUST REIT, Inc.  
Representative: Hiroshi Naito, Executive Director  
(Securities Code: 8961)

Asset Management Company  
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Notice Concerning Borrowing of Funds (Including Green Loan)

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 3,000 million yen (“existing loans”), which reach maturity on March 31, 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	Mizuho Bank, Ltd.	500	Base interest rate (JBA Japanese yen TIBOR) (Note 1) +0.14%	Unsecured Unguaranteed Lump-sum repayment upon maturity	March 31, 2025 March 31, 2026
Long-term Loans	Mizuho Bank, Ltd. (Note 2)	2,500	1.36000% (Fixed interest rate)	Unsecured Unguaranteed Lump-sum repayment upon maturity	March 31, 2025 March 31, 2028
Total		3,000	—	—	—

(Note 1) 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/>).

(Note 2) The borrowing will be procured as a green loan (“Green Loan”) under the Green Finance Framework (“Framework”) formulated by MTR. The Green Loan will be used to repay part of the borrowings procured for the acquisition of Tokyo Shiodome Building and subsequently refinanced. Tokyo Shiodome Building is a Green Building (DBJ Green Building Certification: 4 stars) which meets the Eligibility Criteria set forth in the Framework.

For details of the Framework, please refer to the MTR's website below.

<https://www.mt-reit.jp/en/esg/environment/greenfinance.html>

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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	Mizuho Bank, Ltd.	2,000	March 29, 2024 March 31, 2025
	Mizuho Bank, Ltd.	1,000	April 11, 2024 March 31, 2025
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	18,000	15,500	-2,500
Long-term Loans	192,500	195,000	+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	—

### 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/>