

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 (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 long-term loans payable of 4,000 million yen (“existing loans”), which reach maturity on October 9, 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	Sumitomo Mitsui Banking Corporation (Note)	4,000	0.93190% (Fixed interest rate)	Unsecured Unguaranteed Lump-sum repayment upon maturity	October 9, 2024 March 31, 2028

(Note) 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: 3 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
Long-term Loans	Sumitomo Mitsui Banking Corporation	3,000	October 9, 2020 October 9, 2024
	Sumitomo Mitsui Banking Corporation	1,000	April 9, 2021 October 9, 2024
	Total	4,000	

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	12,500	12,500	–
Long-term Loans	198,000	198,000	–
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 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/>