

January 4, 2022

To All Concerned Parties

Real Estate Investment Trust Securities Issuer  
1-1-21 Toranomom, Minato-ku, Tokyo  
marimo Regional Revitalization REIT, Inc.  
Representative: Takashi Kitagata, Executive Director  
(Securities Code: 3470)

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Marimo Asset Management Co., Ltd.  
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Notice Concerning Borrowing of Funds

marimo Regional Revitalization REIT, Inc. (“marimo REIT”) announces the following borrowing of funds (the “Borrowing”) decided today.

1. Reason for the Borrowing

marimo REIT will allocate the Borrowing to part of the acquisition funds and incidental expenses of the assets to be acquired stated in “Notice Concerning Acquisition of Domestic Real Estate Trust Beneficiary Rights and Accompanying Commencement of Leasing” dated January 4, 2022.

2. Details of the Borrowing

(1) Long-term loan (Note 1) (8-A)

①	Lender	Loan syndicate with Sumitomo Mitsui Banking Corporation as arranger
②	Loan amount (Note 2)	1,200 million yen
③	Interest rate (Note 3)	Base rate (JBA 3-month Japanese Yen TIBOR) (Note 4)(Note 5) + 0.8% (floating rate)
④	Drawdown date	January 19, 2022 (planned)
⑤	Borrowing method	Borrowing based on individual term loan agreement scheduled to be concluded with the lender shown above on January 17, 2022
⑥	Interest payment date	The first interest payment date shall be May 1, 2022, and subsequent interest payment dates shall be the 1st of every three calendar months thereafter (Note 6) and the maturity date
⑦	Principal repayment method	Lump-sum repayment at maturity
⑧	Maturity date	January 19, 2027
⑨	Security, etc.	Unsecured and unguaranteed

(2) Long-term loan (Note 1) (8-B)

①	Lender	Loan syndicate with Sumitomo Mitsui Banking Corporation as arranger
②	Loan amount (Note 2)	3,770 million yen
③	Interest rate (Note 3)	Base rate (JBA 3-month Japanese Yen TIBOR) (Note 4)(Note 5) + 0.9% (floating rate)
④	Drawdown date	January 19, 2022 (planned)
⑤	Borrowing method	Borrowing based on individual term loan agreement scheduled to be concluded with the lender shown above on January 17, 2022
⑥	Interest payment date	The first interest payment date shall be May 1, 2022, and subsequent interest payment dates shall be the 1st of every three calendar months thereafter (Note 6) and the maturity date
⑦	Principal repayment method	Lump-sum repayment at maturity
⑧	Maturity date	January 19, 2028
⑨	Security, etc.	Unsecured and unguaranteed

Disclaimer: This press release is a document for making a public announcement concerning borrowing of funds of marimo REIT, and has not been prepared for the purpose of soliciting investment. Investors should ensure that they have read the prospectus for the issuance of new investment units and secondary offering of investment units, as well as any amendments thereto, prepared by marimo REIT before investing and make investment decisions at their own discretion.

(3) Short-term loan (Note 1) (8-C)

①	Lender	Sumitomo Mitsui Banking Corporation
②	Loan amount (Note 2)	230 million yen
③	Interest rate (Note 3)	Base rate (JBA 1-month Japanese Yen TIBOR) (Note 4)(Note 5) + 0.2% (floating rate)
④	Drawdown date	January 19, 2022 (planned)
⑤	Borrowing method	Borrowing based on individual term loan agreement scheduled to be concluded with the lender shown above on January 17, 2022
⑥	Interest payment date	The first interest payment date shall be February 1, 2022, and subsequent interest payment dates shall be the 1st of every calendar month thereafter (Note 6) and the maturity date
⑦	Principal repayment method	Lump-sum repayment at maturity
⑧	Maturity date	January 19, 2023
⑨	Security, etc.	Unsecured and unguaranteed

(Note 1) Short-term loans refer to loans with a period from the drawdown date to the maturity date of one year or less, and long-term loans refer to loans with a period from the drawdown date to the maturity date of more than one year. The same shall apply hereinafter.

(Note 2) The loan amount planned as of today. The final loan amount is subject to change up until drawdown in light of such factors as the amount of proceeds from the primary offering stated in “Notice Concerning Issuance of New Investment Units and Secondary Offering of Investment Units” dated today.

In addition, the planned loan amount is the amount calculated based on the assumption that the examination procedures by the banks in the loan syndicate have been completed, and there is no guarantee that the Borrowing will take place according to the details above.

(Note 3) Not including borrowing expenses, etc. payable to the lender. The same shall apply hereinafter.

(Note 4) The base rate applicable to the calculation period for the interest payable on each interest payment date shall be the JBA 1-month or 3-month Japanese Yen TIBOR (Note 5) two business days prior to each interest payment date (however, the drawdown date in the case of the first interest calculation period). If the JBA 1-month or 3-month Japanese Yen TIBOR falls below 0%, then the base rate shall be 0%.

(Note 5) For the Japanese Yen TIBOR, please check the website of JBA TIBOR Administration (<http://www.jbatibor.or.jp/english/>).

(Note 6) If the concerned date is not a business day, then it shall be the next business day, but if that next business day falls into the next calendar month, then it shall be the business day preceding the concerned date.

3. Amount, Use and Planned Outlay Schedule of Funds to Be Procured

- (1) Amount of funds to be procured: 5,200 million yen (planned)
- (2) Specific use of funds to be procured: For allocation to part of the acquisition funds and incidental expenses of the assets to be acquired
- (3) Planned outlay schedule: January 19, 2022 (Note)

(Note) The outlay of part of the acquisition funds and incidental expenses of the assets to be acquired is as shown above as of today, but may be postponed by a few days or so upon finalization of the payment due date of the primary offering stated in “Notice Concerning Issuance of New Investment Units and Secondary Offering of Investment Units” dated today or the drawdown date of the Borrowing.

4. Status of Loans, Etc. after the Borrowing, Etc.

(Unit: million yen)

	Before the Borrowing, etc.	After the Borrowing, etc.	Increase (Decrease)
Short-term loans	—	230	230
Long-term loans	16,152	21,122	4,970
Total loans	16,152	21,352	5,200
Investment corporation bonds	—	—	—
Total loans and investment corporation bonds	16,152	21,352	5,200

(Note) Amounts are rounded down to the nearest specified unit.

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5. Future Outlook

For the impact of the Borrowing, etc. on operating forecasts, please check the operating forecasts announced in “Notice Concerning Revision of Operating and Dividend Forecasts for the Fiscal Period Ending June 2022, and Operating and Dividend Forecasts for the Fiscal Period Ending December 2022” dated today.

6. Other

Concerning the risks associated with repayment of the Borrowing, etc., there is no change from the content of “Part 2. Reference Information; Section 2. Supplementary Information to Reference Documents; 4. Investment Risks” stated in the securities registration statement submitted today.

\* Website of marimo REIT: <https://www.marimo-reit.co.jp/en/>

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