

July 27, 2023

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)

Asset Manager
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Notice Concerning Borrowing of Funds (Refinancing)

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

1. Details of the Borrowing

(1) Long-term loan (Tranche 12)

①	Lender	Loan syndicate with Sumitomo Mitsui Banking Corporation as arranger (Note 1)
②	Loan amount	1,290 million yen
③	Interest rate (Note 2)	Base rate (JBA 3-month Japanese Yen TIBOR) (Note 3) (Note 4) + 0.650% (floating rate)
④	Drawdown date	August 1, 2023
⑤	Borrowing method	Borrowing based on individual term loan agreement scheduled to be concluded with the lender shown above on July 28, 2023
⑥	Maturity date	August 1, 2027
⑦	Principal repayment method	Lump-sum repayment at maturity
⑧	Interest payment date	The first interest payment date shall be November 1, 2023, and subsequent interest payment dates shall be the 1st of every three calendar months thereafter and the maturity date (Note 5)
⑨	Security	Unsecured and unguaranteed

(Note 1) The loan syndicate comprises Sumitomo Mitsui Banking Corporation, The Bank of Fukuoka, Ltd. and San ju San Bank, Ltd.

(Note 2) Not including borrowing expenses, etc. payable to the lender.

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

(Note 4) For the Japanese Yen TIBOR, please check the website of JBA TIBOR Administration (<https://www.jbatibor.or.jp/english/>).

(Note 5) 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.

2. Reason for the Borrowing

The Borrowing is for funding repayment of a long-term loan of 1,297 million yen due for repayment on August 1, 2023. The summary of the loan for which repayment will be made is as follows.

Long-term loan (Tranche D)

①	Lender	Loan syndicate with Sumitomo Mitsui Banking Corporation as arranger (Note 1)
②	Balance	1,297 million yen (Note 2)
③	Planned repayment date	August 1, 2023
④	Drawdown date	August 1, 2016
⑤	Repayment date	August 1, 2023

(Note 1) The loan syndicate comprises Sumitomo Mitsui Banking Corporation, The Bank of Fukuoka, Ltd. and San ju San Bank, Ltd. (company name at the time of borrowing: The Mie Bank, Ltd.)

(Note 2) In addition to the Borrowing, cash on hand (7,500,000 yen) is scheduled to be allocated.

(Note 3) For details of the long-term loan, please refer to "Notice Concerning Execution of Borrowing of Funds" dated August 1, 2016.

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

(1) Amount of funds to be procured: 1,290 million yen

(2) Specific use of funds to be procured:

For allocation to repayment funds of the existing borrowings described in 2. above.

(3) Planned outlay schedule: August 1, 2023

4. Status of Loans, Etc. after the Borrowing

(Unit: million yen)

	Before the Borrowing, etc.	After the Borrowing, etc.	Increase (Decrease)
Short-term loans	—	—	—
Long-term loans	26,827	26,820	(7)
Total loans	26,827	26,820	(7)
Investment corporation bonds	—	—	—
Total loans and investment corporation bonds	26,827	26,820	(7)
Other interest-bearing liabilities	—	—	—
Total interest-bearing liabilities	26,827	26,820	(7)

(Note 1) "The Borrowing, etc." collectively refers to the Borrowing and the repayment of the long-term loan using funds procured through the Borrowing and cash on hand, which is scheduled for August 1, 2023.

(Note 2) Amounts are rounded down to the nearest specified unit.

5. Future Outlook

The impact of the Borrowing on the operating forecasts of marimo REIT is minimal, and thus there is no change to the operating forecasts announced in "(REIT) Financial Report for the Fiscal Period Ended December 2022" dated February 17, 2023.

6. Other Necessary Matters for Investors to Adequately Understand the Concerned Information and Make an Informed Decision

Concerning the risks associated with the Borrowing, there is no significant change from the content of "Investment Risks" in the securities registration statement submitted on March 24, 2023.

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