

January 4, 2023

To All Concerned Parties

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

Asset Manager  
Marimo Asset Management Co., Ltd.  
Representative: Takashi Kitagata, CEO  
Contact: Katsuhiko Shimada, Financial Management Officer  
TEL: +81-3-6205-4755

Notice Concerning Borrowing of Funds

marimo Regional Revitalization REIT, Inc. (“marimo REIT”) announces that it decided today to borrow funds (“the Borrowing”) as indicated below.

1. Reason for the Borrowing

marimo REIT will allocate the Borrowing to part of the acquisition funds and incidental expenses for the assets to be acquired that are indicated in “Notice Concerning Acquisition of Domestic Real Estate Trust Beneficiary Right” announced on August 25, 2022 (including changes based on “Notice Concerning Partial Changes to Planned Acquisition Date and Acquisition Funds of Domestic Real Estate Trust Beneficiary Right” announced on January 4, 2023) and “Notice Concerning Acquisition of Domestic Real Estate Trust Beneficiary Rights and Accompanying Commencement of Leasing” announced on January 4, 2023 (however, this excludes Nippon Express Komagane Logistics Center).

(Note) With regard to property names, the planned new name to be used following acquisition by marimo REIT is indicated. The same applies hereinafter.

2. Details of the Borrowing

(1) Long-term loan<sup>(Note 1)</sup> (Tranche 10-A)

①	Lender	Loan syndicate with Sumitomo Mitsui Banking Corporation as arranger
②	Loan amount <sup>(Note 2)</sup>	1,500 million yen
③	Interest rate <sup>(Note 3)</sup>	Base rate (JBA 3-month Japanese Yen TIBOR) <sup>(Note 4)(Note 5)</sup> + 0.7% (floating rate)
④	Drawdown date	January 19, 2023 (planned)
⑤	Borrowing method	Borrowing based on individual term loan lending agreement scheduled to be concluded with the lender shown above on January 17, 2023
⑥	Interest payment date	The first payment date shall be April 19, 2023, followed by payment on the 19th day of every third month thereafter <sup>(Note 6)</sup> and the maturity date
⑦	Principal repayment method	Lump-sum repayment at maturity
⑧	Maturity date	July 19, 2027
⑨	Security, etc.	Unsecured and unguaranteed

(2) Long-term loan<sup>(Note 1)</sup> (Tranche 10-B)

①	Lender	Loan syndicate with Sumitomo Mitsui Banking Corporation as arranger
②	Loan amount <sup>(Note 2)</sup>	3,950 million yen
③	Interest rate <sup>(Note 3)</sup>	Base rate (JBA 3-month Japanese Yen TIBOR) <sup>(Note 4)(Note 5)</sup> + 0.8% (floating rate)
④	Drawdown date	January 19, 2023 (planned)
⑤	Borrowing method	Borrowing based on individual term loan lending agreement scheduled to be concluded with the lender shown above on April 19, 2023
⑥	Interest payment date	The first payment date shall be April 19, 2023, followed by payment on the

Disclaimer: This press release is a document for making a public announcement concerning borrowing of funds by 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.

		19th day of every third month thereafter <sup>(Note 6)</sup> and the maturity date
⑦	Principal repayment method	Lump-sum repayment at maturity
⑧	Maturity date	July 19, 2028
⑨	Security, etc.	Unsecured and unguaranteed

(3) Short-term loan<sup>(Note 1)</sup> (Tranche 10-C)

①	Lender	Sumitomo Mitsui Banking Corporation
②	Loan amount <sup>(Note 2)</sup>	280 million yen
③	Interest rate <sup>(Note 3)</sup>	Base rate (JBA 3-month Japanese Yen TIBOR) <sup>(Note 4)(Note 5)</sup> + 0.2% (floating rate)
④	Drawdown date	January 19, 2023 (planned)
⑤	Borrowing method	Borrowing based on individual term loan lending agreement scheduled to be concluded with the lender shown above on January 17, 2023
⑥	Interest payment date	The first payment date shall be April 19, 2023, followed by payment on the 19th day of every third month thereafter <sup>(Note 6)</sup> and the maturity date
⑦	Principal repayment method	Lump-sum repayment at maturity
⑧	Maturity date	January 19, 2024
⑨	Security, etc.	Unsecured and unguaranteed

(4) Short-term loan<sup>(Note 1)</sup> (Tranche 10-D)

①	Lender	Sumitomo Mitsui Banking Corporation
②	Loan amount <sup>(Note 2)</sup>	200 million yen
③	Interest rate <sup>(Note 3)</sup>	Base rate (JBA 3-month Japanese Yen TIBOR) <sup>(Note 4)(Note 5)</sup> + 0.2% (floating rate)
④	Drawdown date	January 19, 2023 (planned)
⑤	Borrowing method	Borrowing based on individual term loan lending agreement scheduled to be concluded with the lender shown above on January 17, 2023
⑥	Interest payment date	The first payment date shall be April 19, 2023, followed by payment on the 19th day of every third month thereafter <sup>(Note 6)</sup> and the maturity date
⑦	Principal repayment method	Repayments of 100 million yen each on July 19, 2023, and January 19, 2024
⑧	Maturity date	January 19, 2024
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) This is the loan amount planned as of today. The final loan amount is subject to change prior to drawdown based on factors such as the amount of the proceeds from the primary offering stated in "Notice Concerning Issuance of New Investment Units and Secondary Offering of Investment Units" separately announced today by marimo REIT.

In addition, the planned loan amount is the loan amount calculated based on the assumption that the examination procedures by the banks involved 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) This does not include 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 three-month Japanese Yen TIBOR<sup>(Note 5)</sup> two business days prior to each payment date (or on the drawdown date in the case of the first interest calculation period). If the JBA three-month Japanese Yen TIBOR falls below 0%, then the base rate shall be 0%.

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

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

Disclaimer: This press release is a document for making a public announcement concerning borrowing of funds by 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. Amount, Use, and Planned Outlay Schedule of Funds to Be Procured

(1) Amount of funds to be procured: 5,930 million yen (planned)

(2) Specific use of funds to be procured:

For allocation to part of the acquisition funds and incidental expenses for the assets to be acquired.

(3) Planned outlay schedule: January 19, 2023, and March 31, 2023 (Note 1, Note 2)

(Note 1) Payment is scheduled to be made on January 19, 2023, for properties other than Coop Sapporo Megumino and on March 31, 2023, for Coop Sapporo Megumino.

(Note 2) As of the present date, the outlay of part of the acquisition funds and incidental expenses for the assets to be acquired is as shown above, but it may be postponed by several days 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" separately announced today by marimo REIT 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	300	780	480
Long-term loans	21,092	26,542	5,450
Total loans	21,392	27,322	5,930
Investment corporation bonds	—	—	—
Total loans and investment corporation bonds	21,392	27,322	5,930

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

### 5. Future Outlook

For the impact of the Borrowing, etc. on operation forecasts, please check the operating forecasts announced in "Notice Concerning Revision of Operating and Dividend Forecasts for the Fiscal Period Ending June 2023, and Operating and Dividend Forecasts for the Fiscal Period Ending December 2023" separately announced today by marimo REIT.

### 6. Other

With regard to the risks associated with repayment of the Borrowing, etc., there is no change from the content of "Part 1: Fund Information, Section 1: Fund Status, Subsection 3: Investment Risks" in the securities registration statement submitted on September 29, 2022, and in "Part 2: Reference Information, Section 2: Supplementary Information to Reference Documents, Subsection 4: Investment Risks" in the securities registration statement submitted today.

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

Disclaimer: This press release is a document for making a public announcement concerning borrowing of funds by 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.