

January 13, 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 (Determination of Conditions, Etc.)

marimo Regional Revitalization REIT, Inc. (“marimo REIT”) announces that it decided the lender, loan amount, and other conditions for the borrowing of funds (“the Borrowing”) described in “Notice Concerning Borrowing of Funds” announced on January 4, 2023, as follows.

1. Details of the Borrowing

(1) Long-term loan^(Note 1) (Tranche 10-A)

①	Lender	Loan syndicate with Sumitomo Mitsui Banking Corporation as arranger
②	Loan amount	1,500 million yen
③	Interest rate ^(Note 2)	Base rate (JBA 3-month Japanese Yen TIBOR) ^{(Note 3)(Note 4)} + 0.700% (floating rate)
④	Drawdown date	January 19, 2023 (planned)
⑤	Borrowing method	Borrowing based on individual term loan 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, and subsequent interest payment dates shall be the 19th of every third calendar month thereafter ^(Note 5) 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^(Note 1) (Tranche 10-B)

①	Lender	Loan syndicate with Sumitomo Mitsui Banking Corporation as arranger
②	Loan amount	3,950 million yen
③	Interest rate ^(Note 2)	Base rate (JBA 3-month Japanese Yen TIBOR) ^{(Note 3)(Note 4)} + 0.800% (floating rate)
④	Drawdown date	January 19, 2023 (planned)
⑤	Borrowing method	Borrowing based on individual term loan 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, and subsequent interest payment dates shall be the 19th day of every third calendar month thereafter ^(Note 5) 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

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) Short-term loan^(Note 1) (Tranche 10-C)

①	Lender	Sumitomo Mitsui Banking Corporation
②	Loan amount	260 million yen
③	Interest rate ^(Note 2)	Base rate (JBA 3-month Japanese Yen TIBOR) ^{(Note 3)(Note 4)} + 0.200% (floating rate)
④	Drawdown date	January 19, 2023 (planned)
⑤	Borrowing method	Borrowing based on individual term loan agreement scheduled to be concluded with the lender shown above on January 17, 2023
⑥	Interest payment date	The first interest payment date shall be April 19, 2023, and subsequent interest payment dates shall be the 19th of every third calendar month thereafter ^(Note 5) 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

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

(Note 3) 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^(Note 4) two business days prior to each payment date (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 4) For the Japanese Yen TIBOR, please check the JBA TIBOR Administration website (<https://www.jbatibor.or.jp/>). The same shall apply hereinafter.

(Note 5) If the concerned date is not a business day, then it shall be the next business day, but if the next business day falls into the next calendar month, then it shall be the business day preceding the concerned date.

As a result of consideration based on the amount of funds to be procured through the issuance of new investment units described in “Notice Concerning Determination of Pricing and Other Details for Issuance of New Investment Units and Secondary Offering of Investment Units” announced on January 12, 2023, marimo REIT decided to change the loan amount for Tranche 10-C and not conduct borrowings for Tranche 10-D indicated in “Notice Concerning Borrowing of Funds” announced on January 4, 2023. Therefore, the amount of funds to be procured through the Borrowing has been changed from the initially expected amount of 5,930 million yen to 5,710 million yen.

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

(1) Amount of funds to be procured: 5,710 million yen

(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 as well as the acquisition funds and incidental expenses for the assets to be acquired that are indicated in “1. Reason for the Borrowing” in “Notice Concerning Borrowing of Funds” announced on January 4, 2023 (however, this excludes the Nippon Express Komagane Logistics Center).

(3) Planned outlay schedule: January 19, 2023

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3. 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	560	260
Long-term loans	21,092	26,542	5,450
Total loans	21,392	27,102	5,710
Investment corporation bonds	—	—	—
Total loans and investment corporation bonds	21,392	27,102	5,710

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

4. Other

The Borrowing will cause no changes to the content of “Part 2: Reference Information, Section 2: Supplementary Information to Reference Documents, Subsection 4: Investment Risks” in the securities registration statement submitted on January 4, 2023 (including the amendments made in the amended securities registration statement submitted on January 12, 2023).

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

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