

February 18, 2021

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
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. Details of the Borrowing

Long-term loan (Note 1)

①	Lender	Sumitomo Mitsui Banking Corporation
②	Loan amount	300 million yen
③	Interest rate (Note 2)	Base rate (JBA 1-month Japanese Yen TIBOR) (Note 3) + 0.200% (floating rate)
④	Drawdown date	February 26, 2021
⑤	Borrowing method	Individual loan agreement concluded with the lender shown above in late February 2021 (planned)
⑥	Maturity date	February 28, 2022
⑦	Principal repayment method	Lump-sum repayment at maturity
⑧	Interest payment date	The first interest payment date shall be April 1, 2021, and subsequent interest payment dates shall be the 1st of every calendar month thereafter (Note 4) and the maturity date
⑨	Security	Unsecured and unguaranteed

(Note 1) Long-term loans refer to loans for 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 determined two business days prior to each interest payment date (however, the drawdown date in the case of the first interest calculation period). For the Japanese Yen TIBOR, please check the website of JBA TIBOR Administration (<http://www.jbatibor.or.jp/english/>). (JBA 1-month Japanese Yen TIBOR as of February 17, 2021, is 0.07818%.) If the JBA 1-month Japanese Yen TIBOR falls below 0%, then the base rate shall be 0%.

(Note 4) 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.

(Note 5) Planned outlay schedule of the Borrowing is February 26, 2021.

2. Reason for the Borrowing

In order to allocate the Borrowing to part of the acquisition funds and incidental expenses of the asset to be acquired stated in “Notice Concerning Acquisition of Domestic Real Estate Trust Beneficiary Right” dated today.

3. Status of Loans, Etc. After the Borrowing (Unit: million yen)

	Before the Borrowing	After the Borrowing	Increase (Decrease)
Long-term loans	15,875	16,175	300
Total loans	15,875	16,175	300
Investment corporation bonds	0	0	0
Total loans and investment corporation bonds	15,875	16,175	300
Other interest-bearing liabilities	0	0	0
Total interest-bearing liabilities	15,875	16,175	300

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

4. Future Outlook

The impact of the Borrowing on the management forecast status of marimo REIT is minimal. For details, please refer to “(REIT) Financial Report for the Fiscal Period Ended December 2020” dated today.

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

Concerning the risks associated with the Borrowing, there is no significant change from the content of “Part 1. Fund Information; Section 1. Fund Status; 3. Investment Risks” stated in the securities report submitted on September 25, 2020.

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