

August 19, 2024

To All Concerned Parties

Real Estate Investment Trust Securities Issuer
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marimo Regional Revitalization REIT, Inc.
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(Securities Code: 3470)

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Notice Concerning Borrowing of Funds and Prepayment of Loan

marimo Regional Revitalization REIT, Inc. (“marimo REIT”) announces that it decided today to borrow funds (“the Borrowing”) and conduct prepayment of a loan (the “Prepayment”) as indicated below.

1. Details of the Borrowing

(1) Long-term loan^(Note 1) (Tranche 15-A)

①	Lender	Loan syndicate with Sumitomo Mitsui Banking Corporation as arranger ^(Note 2)
②	Loan amount ^(Note 3)	3,520 million yen
③	Interest rate ^(Note 4)	Base rate (JBA 1-month Japanese Yen TIBOR) ^{(Note 5)(Note 6)} + 0.55% (floating rate)
④	Drawdown date	September 3, 2024 (planned)
⑤	Borrowing method	Borrowing based on individual term loan lending agreement scheduled to be concluded with the lender shown above on August 30, 2024
⑥	Interest payment date	The first payment date shall be October 1, 2024, followed by payment on the 1st day of every month thereafter ^(Note 7) and the maturity date
⑦	Principal repayment method	Lump-sum repayment at maturity
⑧	Maturity date	August 1, 2027
⑨	Security, etc.	Unsecured and unguaranteed

(2) Long-term loan^(Note 1) (Tranche 15-B)

①	Lender	Loan syndicate with Sumitomo Mitsui Banking Corporation as arranger ^(Note 2)
②	Loan amount ^(Note 3)	3,000 million yen
③	Interest rate ^(Note 4)	Base rate (JBA 1-month Japanese Yen TIBOR) ^{(Note 5)(Note 6)} + 0.75% (floating rate)
④	Drawdown date	September 3, 2024 (planned)
⑤	Borrowing method	Borrowing based on individual term loan lending agreement scheduled to be concluded with the lender shown above on August 30, 2024
⑥	Interest payment date	The first payment date shall be October 1, 2024, followed by payment on the 1st day of every month thereafter ^(Note 7) and the maturity date
⑦	Principal repayment method	Lump-sum repayment at maturity
⑧	Maturity date	August 1, 2029
⑨	Security, etc.	Unsecured and unguaranteed

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(3) Short-term loan^(Note 1) (Tranche 15-C)

①	Lender	Sumitomo Mitsui Banking Corporation
②	Loan amount ^(Note 3)	240 million yen
③	Interest rate ^(Note 4)	Base rate (JBA 1-month Japanese Yen TIBOR) ^{(Note 5)(Note 6)} + 0.20% (floating rate)
④	Drawdown date	September 3, 2024 (planned)
⑤	Borrowing method	Borrowing based on individual term loan lending agreement scheduled to be concluded with the lender shown above on August 30, 2024
⑥	Interest payment date	The first payment date shall be October 1, 2024, followed by payment on the 1st day of every month until August 1, 2025 thereafter ^(Note 7) and the maturity date
⑦	Principal repayment method	Lump-sum repayment at maturity
⑧	Maturity date	September 3, 2025
⑨	Security, etc.	Unsecured and unguaranteed

(4) Short-term loan^(Note 1) (Tranche 15-D)^(Note 8)

①	Lender	Sumitomo Mitsui Banking Corporation
②	Loan amount ^(Note 3)	300 million yen
③	Interest rate ^(Note 4)	Base rate (JBA 1-month Japanese Yen TIBOR) ^{(Note 5)(Note 6)} + 0.20% (floating rate)
④	Drawdown date	September 3, 2024 (planned)
⑤	Borrowing method	Borrowing based on individual term loan lending agreement scheduled to be concluded with the lender shown above on August 30, 2024
⑥	Interest payment date	The first payment date shall be October 1, 2024, followed by payment on the 1st day of every month until August 1, 2025 thereafter ^(Note 7) and the maturity date
⑦	Principal repayment method	Repayments of 150 million yen each on March 1, 2025, and September 3, 2025
⑧	Maturity date	September 3, 2025
⑨	Security, etc.	Unsecured and unguaranteed

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

(Note 2) The loan syndicate for Tranche 15-A consists of Sumitomo Mitsui Banking Corporation, The Hiroshima Bank, Ltd., Sumitomo Mitsui Trust Bank, Limited, San ju San Bank, Ltd., SBI Shinsei Bank, Limited, The Bank of Fukuoka, Ltd., Aozora Bank, Ltd., Resona Bank, Limited, Mizuho Bank, Ltd., The Higo Bank, Ltd., The Yamaguchi Bank, Ltd., The 77 Bank, Ltd. and AEON Bank, Ltd.

In addition, the loan syndicate for Tranche 15-B consists of Sumitomo Mitsui Banking Corporation, The Hiroshima Bank, Ltd., Sumitomo Mitsui Trust Bank, Limited, San ju San Bank, Ltd., SBI Shinsei Bank, Limited, The Bank of Fukuoka, Ltd., Aozora Bank, Ltd., Resona Bank, Limited, Mizuho Bank, Ltd., The Chugoku Bank, Limited, The Yamaguchi Bank, Ltd., The Nishi-Nippon City Bank, Ltd. and AEON Bank, Ltd.

(Note 3) 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 4) This does not include borrowing expenses, etc. payable to the lender. The same shall apply hereinafter.

(Note 5) The base rate applicable to the calculation period for the interest payable on each interest payment date shall be the JBA one-month Japanese Yen TIBOR^(Note 6) 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 one-month Japanese Yen TIBOR falls below 0%, then the base rate shall be 0%.

(Note 6) For the Japanese Yen TIBOR, please check the JBA TIBOR Administration website (<https://www.jbatibor.or.jp/english/>).

(Note 7) 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.

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(Note 8) The upper limit of the borrowing is 300 million yen, but the actual loan amount is to be determined by the monetary loan agreement scheduled to be concluded after the issue amount of the primary offering (refers to the primary offering in “Notice Concerning Issuance of New Investment Units and Secondary Offering of Investment Units” separately announced today; the “Offering”) is determined, and may vary depending on the amount of proceeds from the Offering or the 300 million yen may not be borrowed. marimo REIT will not conduct the borrowing when assuming the expected amount of proceeds from the Offering calculated using the closing price in regular trading of marimo REIT investment units on the Tokyo Stock Exchange as of Friday, August 2, 2024, as reference.

2. Reason for the Borrowing

marimo REIT will allocate the Borrowing to part of the acquisition funds and incidental expenses for the six assets to be acquired that are indicated in “Notice Concerning Acquisition of Domestic Real Estate Trust Beneficiary Rights and Accompanying Commencement of Leasing” announced on August 19, 2024 and the repayment of the existing loans indicated in “4. Overview of the Prepayment” below.

(Note) For details of the assets to be acquired loan, please refer to ““Notice Concerning Acquisition of Domestic Real Estate Trust Beneficiary Rights and Accompanying Commencement of Leasing” dated August 19, 2024.

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

(1) Amount of funds to be procured: 6,760 million yen (planned) ^(Note 1)

(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: September 3, 2024 ^(Note 2)

(Note 1) The borrowing for short-term loan (Tranche 15-D) is not included. Whether the borrowing will be conducted or not and the loan amount when the borrowing is conducted will be determined after taking into account factors such as the amount of proceeds from the Offering.

(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. Overview of the Prepayment

(1) Details of the Prepayment

① Amount of the Prepayment: 1,000 million yen

② Date of the Prepayment: September 3, 2024 (planned)

③ Funds for the Prepayment: Part of the long-term loans indicated in “1. Details of the Borrowing” above will be allocated for the Prepayment .

(2) Details of the loan to be prepaid

Short-term loan (bilateral negotiation 5)

①	Lender	Sumitomo Mitsui Banking Corporation
②	Balance before the Prepayment	1,000 million yen
③	Amount of the Prepayment	1,000 million yen
④	Balance after the Prepayment	0 million yen
⑤	Planned date of the Prepayment	September 3, 2024
⑥	Drawdown date	July 2, 2024
⑦	Repayment date	February 1, 2025

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

(Unit: million yen)

	Before the Borrowing, etc.	After the Borrowing, etc.	Increase (Decrease)
Short-term loans	1,000	240	(760)
Long-term loans	26,820	33,340	6,520
Total loans	27,820	33,580	5,760
Investment corporation bonds	—	—	—
Total loans and investment corporation bonds	27,820	33,580	5,760
Other interest-bearing liabilities	—	—	—
Total interest-bearing liabilities	27,820	33,580	5,760

(Note 1) "Borrowing, etc." collectively refers to the Borrowing and the Prepayment. The same shall apply hereinafter.

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

(Note 3) "Short-term loans," "Total loans," "Total loans and investment corporation bonds," and "Total interest-bearing liabilities" do not include the borrowing for short-term loan (Tranche 15-D). Whether the borrowing will be conducted or not and the loan amount when the borrowing is conducted will be determined after taking into account factors such as the amount of proceeds from the Offering.

6. Future Outlook

For the impact of the Borrowing, etc. on operation forecasts, please check the operating forecasts announced in "(REIT) Financial Report for the Fiscal Period Ended June 2024" and "Notice Concerning Revision of Operating and Dividend Forecasts for the Fiscal Period Ending December 2024, and Operating and Dividend Forecasts for the Fiscal Period Ending June 2025" separately announced today by marimo REIT.

7. 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 report submitted on March 28, 2024, 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>

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