

August 12, 2025

To All Concerned Parties

Real Estate Investment Trust Securities Issuer
2-3-17 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 (Refinancing with Green Loan)

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

1. Details of the Borrowing

Long-term loan (Tranche 17)(green loan)^(Note 5)

1)	Lender	Loan syndicate with Sumitomo Mitsui Banking Corporation as arranger ^(Note 1)
2)	Loan amount	2,015 million yen
3)	Interest rate ^(Note 2)	Base rate (JBA 1-month Japanese Yen TIBOR) ^(Note 3) + 0.600% (floating rate)
4)	Drawdown date	August 1, 2025
5)	Borrowing method	Borrowing based on individual term loan lending agreement scheduled to be concluded with the lenders shown above on July 30, 2025
6)	Maturity date	February 1, 2029
7)	Principle repayment method	Lump-sum repayment at maturity
8)	Interest payment date	The first payment date shall be September 1, 2025, followed by payment on the 1st of every month thereafter and the maturity date ^(Note 4)
9)	Security	Unsecured and unguaranteed

(Note 1) The loan syndicate will consist of Sumitomo Mitsui Banking Corporation, The Hiroshima Bank, Ltd., Sumitomo Mitsui Trust Bank, Ltd., Aozora Bank, Ltd., Resona Bank, Limited, SBI Shinsei Bank, Limited, The Chugoku Bank, Limited 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 decided two business days prior to each interest payment date (the drawdown date in the case of the first interest calculation period). For the JBA Japanese Yen TIBOR, please check the website of JBA TIBOR Administration (<https://www.jbatibor.or.jp/english/>). 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 on the next calendar month, then it shall be the business day preceding the concerned date.

(Note 5) The loan will be allocated to the refinancing of the acquisition funds of a green building satisfying eligibility criteria based on the green finance framework formulated by marimo REIT as of July 26, 2024.

2. Reason for the Borrowing

The funds procured through the Borrowing will be allocated to the refinancing of the acquisition funds of MRR Delta Building, ArtizA Ikejiri and PLEAST Hakata Gion Building, specified assets that satisfy the eligibility criteria set forth in the green finance framework formulated as of July 26, 2024. Summaries of the loans for which repayment will be made are as follows.

Long-term loan (Tranche 9)

1)	Lender	Loan syndicate with Sumitomo Mitsui Banking Corporation as arranger ^(Note 1)
2)	Balance	2,015 million yen
3)	Planned repayment date	August 1, 2025
4)	Drawdown date	August 1, 2022
5)	Repayment date	August 1, 2025

(Note 1) The loan syndicate will consist of Sumitomo Mitsui Banking Corporation, The Hiroshima Bank, Ltd., Sumitomo Mitsui Trust Bank, Ltd., Aozora Bank, Ltd., Resona Bank, Limited, SBI Shinsei Bank, Limited (trade name at the time of borrowing: Shinsei Bank, Limited), San ju San Bank, Ltd. and The Chugoku Bank, Limited.

(Note 2) For details of long-term loan, please refer to “Notice Concerning Borrowing of Funds (Refinancing)” dated July 21, 2022.

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

(1) Amount of funds to be procured

2,015 million yen

(2) Specific use of funds to be procured

It will be allocated to the repayment funds of long-term loan indicated in above 2.

(3) Planned outlay schedule

August 1, 2025

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	33,340	33,340	—
Total loans	33,340	33,340	—
Investment corporation bonds	—	—	—
Total loans and investment corporation bonds	33,340	33,340	—

(Note 1) “Borrowing, etc.” collectively refers to the Borrowing and the refinancing of an existing loan, scheduled to take place on August 1, 2025, with funds procured through the Borrowing.

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

5. Future Outlook

The impact of the Borrowing on marimo REIT’s management status is minimal, and there is no change to the operating forecasts for the fiscal period ending June 2025 announced in “Notice Concerning Revision of Operating and Dividend Forecasts for the Fiscal Period Ending June 2025” dated May 22, 2025, and the operating forecasts for the fiscal period ending December 2025 announced in “(REIT) Financial Report for the Fiscal Period Ended December 2024” dated February 18, 2025.

6. Other Matters Necessary for Investors to Properly Understand and Determine the Information

Concerning the risks associated with the Borrowing, there is no material change from the content of “Investment Risks” in the securities report submitted on March 27, 2025.

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