

July 23, 2019

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)

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Notice Concerning Borrowing of Funds (Refinancing)

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

1. Details of the Borrowing

(1) Long-term loan (Tranche 4-A)

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 3-month Japanese Yen TIBOR) (Note 3) + 0.6% (floating rate)
④	Drawdown date	August 1, 2019
⑤	Borrowing method	Borrowing based on individual term loan agreement scheduled to be concluded with the lenders shown above on July 30, 2019
⑥	Maturity date	August 1, 2022
⑦	Principle repayment method	Lump-sum repayment at maturity
⑧	Interest payment date	The first interest payment date shall be November 1, 2019, and subsequent interest payment dates shall be the 1st of every three calendar months thereafter and the maturity date (Note 4)
⑨	Security	Unsecured and unguaranteed

(2) Long-term loan (Tranche 4-B)

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 3-month Japanese Yen TIBOR) (Note 3) + 0.8% (floating rate)
④	Drawdown date	August 1, 2019
⑤	Borrowing method	Borrowing based on individual term loan agreement scheduled to be concluded with the lenders shown above on July 30, 2019
⑥	Maturity date	August 1, 2024
⑦	Principle repayment method	Lump-sum repayment at maturity
⑧	Interest payment date	The first interest payment date shall be November 1, 2019, and subsequent interest payment dates shall be the 1st of every three calendar months thereafter and the maturity date (Note 4)
⑨	Security	Unsecured and unguaranteed

- (Note 1) The loan syndicate comprises Sumitomo Mitsui Banking Corporation, The Hiroshima Bank, Ltd., Sumitomo Mitsui Trust Bank, Ltd., Shinsei Bank, Limited, The Mie Bank, Ltd., Resona Bank, Ltd., Chugoku Bank, Ltd. and Aozora 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 (<http://www.jbatibor.or.jp/english/>). (The JBA 3-month Japanese Yen TIBOR as of July 22, 2019 is 0.06727%.) If the JBA 3-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.

## 2. Reason for the Borrowing

The Borrowing is for funding repayment of a long-term loan of 3,330 million yen and short-term loan of 700 million yen due for repayment on August 1, 2019. Summaries of the loans for which repayment will be made are as follows.

### Long-term loan

①	Lender	Loan syndicate with Sumitomo Mitsui Banking Corporation as arranger (Note)
②	Balance	3,330 million yen
③	Planned repayment date	August 1, 2019
④	Drawdown date	August 1, 2016
⑤	Repayment date	August 1, 2019

(Note) The loan syndicate comprises Sumitomo Mitsui Banking Corporation, The Hiroshima Bank, Ltd., Sumitomo Mitsui Trust Bank, Ltd., The Mie Bank, Ltd., Shinsei Bank, Limited, Chugoku Bank, Ltd. and Resona Bank, Ltd.

### Short-term loan

①	Lender	Sumitomo Mitsui Banking Corporation
②	Balance	700 million yen
③	Planned repayment date	August 1, 2019
④	Drawdown date	January 4, 2019
⑤	Repayment date	August 1, 2019

(Note) For details of the long-term loan and short-term loan, please refer to "Notice Concerning Borrowing of Funds" dated August 1, 2016 and "Notice Concerning Borrowing of Funds" dated December 19, 2018.

## 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	700	0	(700)
Long-term loans	13,087	13,780	693
Total loans	13,787	13,780	(7)
Investment corporation bonds	0	0	0
Total loans and investment corporation bonds	13,787	13,780	(7)
Other interest-bearing liabilities	0	0	0
Total interest-bearing liabilities	13,787	13,780	(7)

(Note 1) "The Borrowing, etc." collectively refers to the repayment of the long-term loan and short-term loan using funds procured through the Borrowing and cash on hand, which is scheduled for August 1, 2019



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

(Note 3) The Borrowing, etc. is scheduled for August 1, 2019. In addition, scheduled partial repayment of principle (7,500,000 yen) of long-term loans is scheduled for August 1, 2019 separately from the Borrowing, etc., and the figures are based on the assumption that said scheduled partial repayment of principle will be also executed.

#### 4. Future Outlook

The impact of the Borrowing on management status is minimal. There is no change to the operating and dividend forecasts for the fiscal period ended June 2019 (from January 1, 2019 to June 30, 2019) and for the fiscal period ending December 2019 (from July 1, 2019 to December 31, 2019) announced in “(REIT) Financial Report for the Fiscal Period Ended December 2018” dated February 18, 2019.

#### 5. Other

Concerning the risks associated with the Borrowing, there is no change from the content of “Part 1. Fund Information; Section 1. Status of Fund; 3. Investment Risks” in the securities report submitted on March 28, 2019.

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