

January 29, 2026

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
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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

Short-term loan (individual uncommitted credit line 1)^(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) + 0.22% (floating rate)
4)	Drawdown date	February 9, 2026
5)	Borrowing method	Borrowing based on the individual uncommitted credit line agreement concluded with the lender shown above on January 24, 2025 (including the subsequent extension of period) ^(Note 4) and the loan application in accordance with the provisions of the said agreement
6)	Maturity date	February 9, 2027
7)	Principal repayment method	Lump-sum repayment at maturity
8)	Interest payment date	The first payment date shall be March 1, 2026, followed by payment on the 1st of every month thereafter and on the principal repayment date ^(Note 5)
9)	Security	Unsecured and unguaranteed

(Note 1) Short-term loans refer to loans with a term of one year or less from the drawdown date to the maturity date. The same shall apply hereinafter.

(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 Japanese Yen TIBOR, please check the website of JBA TIBOR Administration (<https://www.ibatibor.or.jp/english/>). If the JBA 1-month Japanese Yen TIBOR falls below 0%, then the base rate shall be 0%.

(Note 4) marimo REIT has concluded an individual uncommitted credit line agreement with Sumitomo Mitsui Banking Corporation on January 24, 2025. For details, please refer to “Notice Concerning Conclusion of Uncommitted Credit Line Agreement” dated January 24, 2025.

(Note 5) 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.

2. Reason for the Borrowing

marimo REIT will allocate the Borrowing to part of the acquisition funds of the property (Tsukui Sunforest Mito) stated in “Notice Concerning Acquisition of Domestic Real Estate Trust Beneficiary Rights” announced today. In the Borrowing, part of the maximum loan amount based on the individual uncommitted credit line agreement which marimo REIT concluded with Sumitomo Mitsui Banking Corporation on January 24, 2025 will be used. For details, please refer to “Notice Concerning Conclusion of Uncommitted Credit Line Agreement” dated January 24, 2025.

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

(1) Amount of funds to be procured

300 million yen

(2) Specific use of funds to be procured

It will be allocated to part of the acquisition funds of the property indicated in 2. above.

(3) Planned outlay schedule

February 9, 2026

4. Status of Loans, Etc. After the Borrowing

(Unit: million yen)

	Before the Borrowing	After the Borrowing	Increase (Decrease)
Short-term loans	–	300	300
Long-term loans	33,340	33,340	–
Total loans	33,340	33,640	–
Investment corporation bonds	–	–	–
Total loans and investment corporation bonds	33,340	33,640	300

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

5. Outlook for the Future

The impact of the Borrowing on marimo REIT's operating forecasts is minimal, and there is no change to the operating forecasts announced in "(REIT) Financial Report for the Fiscal Period Ended June 2025" dated August 19, 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 September 26, 2025.

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