

December 19, 2018

To All Concerned Parties

Real Estate Investment Trust Securities Issuer
1-1-21 Toranomon, 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

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 (Note 1)

①	Lender	Sumitomo Mitsui Banking Corporation
②	Loan amount	700 million yen in cash
③	Interest rate (Note 2)	Base rate (JBA 1-month Japanese Yen TIBOR) (Note 3) + 0.2% (floating rate)
④	Drawdown date	January 4, 2019
⑤	Borrowing method	Conclusion of loan agreement in late December 2018 with the lender shown above (planned)
⑥	Maturity date	August 1, 2019
⑦	Principal repayment method	Lump-sum repayment at maturity
⑧	Interest payment date	The first interest payment date shall be February 1, 2019, and subsequent interest payment dates shall be the 1st of every calendar month thereafter (including the maturity date) (Note 4)
⑨	Security	Unsecured and unguaranteed

(Note 1) Short-term loans refer to loans for a period from the drawdown date to the principal repayment date of one year or less, and long-term loans refer to loans for a period from the drawdown date to the principal repayment 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 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/>). (The JBA 1-month Japanese Yen TIBOR as of December 17, 2018 is 0.06273%.) 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) The outlay of the loan from the Borrowing is scheduled for January 4, 2019.

2. Reason for the Borrowing

The Borrowing is for allocation 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” separately announced today.

3. Status of Loans, etc. after the Borrowing

(Unit: million yen)

	Before the Borrowing	After the Borrowing	Increase (Decrease)
Short-term loans	0	700	700
Long-term loans	13,102	13,102	0
Total loans	13,102	13,802	700
Investment corporation bonds	0	0	0
Total loans and investment corporation bonds	13,102	13,802	700
Other interest-bearing liabilities	0	0	0
Total interest-bearing liabilities	13,102	13,802	700

(Note 1) The Borrowing is scheduled for drawdown on January 4, 2019.

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

4. Future Outlook

The impact of the Borrowing on operating status is minimal. For details, please refer to “Notice Concerning Revision of Operating and Dividend Forecasts for the Fiscal Period Ending June 2019” separately announced today.

5. Other

Concerning the risks associated with the Borrowing, there is no significant change from the content of “Part 1. Fund Information; Section 1. Status of Fund; 3. Investment Risks” in the securities report submitted on September 27, 2018.

* This material is distributed to the Kabuto Club (the press club of the Tokyo Stock Exchange), the press club of the Ministry of Land, Infrastructure, Transport and Tourism, and the press club for construction trade publications of the Ministry of Land, Infrastructure, Transport and Tourism

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