

January 25, 2024

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)

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)

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 11)

①	Lender	Loan syndicate with Sumitomo Mitsui Banking Corporation as arranger ^(Note 1)
②	Loan amount	2,420 million yen
③	Interest rate ^(Note 2)	Base rate (JBA 3-month Japanese Yen TIBOR) ^(Note 3) ^(Note 4) + 0.55% (floating rate)
④	Drawdown date	February 1, 2024
⑤	Borrowing method	Borrowing based on individual term loan agreement scheduled to be concluded with the lender shown above on January 30, 2024
⑥	Maturity date	February 1, 2027
⑦	Principal repayment method	Lump-sum repayment at maturity
⑧	Interest payment date	The first interest payment date shall be May 1, 2024, and subsequent interest payment dates shall be the 1rd of every third calendar month thereafter and the maturity date. ^(Note 5)
⑨	Security	Unsecured and unguaranteed

(Note 1) The syndicate will consist of Sumitomo Mitsui Banking Corporation, The Hiroshima Bank, Limited, The Fukuoka Bank, Limited, Sumitomo Mitsui Trust Bank, Limited, Higo Bank, Limited, SBI Shinsei Bank, Limited, Sanjusan Bank, Limited and Resona Bank, Limited.

(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 the JBA 3-month Japanese Yen TIBOR^(Note 4) two business days prior to each interest payment date (however, the drawdown date in the case of the first interest calculation period). If the JBA 3-month Japanese Yen TIBOR falls below 0%, then the base rate shall be 0%.

(Note 4) For the Japanese Yen TIBOR, please check the website of JBA TIBOR Administration (<https://www.jbatibor.or.jp/english/>).

(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 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 the existing loans due for repayment on February 1, 2024, shown below

Long-term loan (6-A)

①	Lender	Loan syndicate with Sumitomo Mitsui Banking Corporation as arranger ^(Note 1)
②	Loan amount	2,420 million yen
③	Interest rate	Base rate (JBA 3-month Japanese Yen TIBOR) + 0.55% (floating rate)
④	Drawdown date	February 1, 2021
⑤	Borrowing method	Borrowing based on individual term loan agreement concluded with the lender shown above on January 28, 2021
⑥	Maturity date	February 1, 2024
⑦	Principal repayment method	Lump-sum repayment at maturity
⑧	Interest payment date	The first payment shall be due on May 1, 2021, and subsequent payments shall be due every three months thereafter and on the principal repayment date.
⑨	Security	Unsecured and unguaranteed

(Note 1) The syndicate will consist of Sumitomo Mitsui Banking Corporation, The Hiroshima Bank, Limited, Sumitomo Mitsui Trust Bank, Limited, The Fukuoka Bank, Limited, SBI Shinsei Bank, Limited (Name at time of the borrowing: Shinsei Bank, Limited), Sanjusan Bank, Limited (Name at time of the borrowing: The Mie Bank, Limited), Resona Bank, Limited and Higo Bank, Limited.

(Note 2) For details of the loan, please refer to "Notice Concerning Borrowing of Funds (Refinancing)" dated January 20, 2021 for details of the long-term loan.

3. Amount, Use, and Planned Outlay Schedule of Funds (Name at the borrowing:ime to Be Procured

(1) Amount of funds to be procured

2,420 million yen

(2) Specific use of funds to be procured

The funds will be used to repay the long-term borrowings mentioned in 2. above.

(3) Scheduled date of expenditure

February 1, 2024

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

(Unit: million yen)

	Before the Borrowing, etc.	After the Borrowing, etc.	Increase (Decrease)
Short-term loans	—	—	—
Long-term loans	26,820	26,820	—
Total loans	26,820	26,820	—
Investment corporation bonds	—	—	—
Total loans and investment corporation bonds	26,820	26,820	—

(Note 1) "The Borrowing, etc." collectively refers to the Borrowing, and the refinancing of existing loans using funds procured through the Borrowing, which is scheduled for February 1, 2024

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

5. Outlook for the Future

The impact of the borrowing on the outlook of the Fund's operating conditions is negligible, and there is no change to the outlook of the operating conditions announced in the "Financial Report (REIT) for the Fiscal Period Ended June 30, 2023" dated August 17, 2023.

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