

June 20, 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

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	1,000 million yen
③	Interest rate (Note 2)	Base rate (JBA 1-month Japanese Yen TIBOR) (Note3) + 0.200% (floating rate)
④	Drawdown date	July 2, 2024
⑤	Borrowing method	Individual loan agreement (to be) concluded with the lender shown above on June 28, 2024
⑥	Maturity date	February 1, 2025
⑦	Principal repayment method	Lump-sum repayment at maturity
⑧	Interest payment date	The first interest payment date shall be August 1, 2024, and subsequent interest payment dates shall be the 1st of every third calendar month thereafter (including the maturity date) (Note 4)
⑨	Security	Unsecured and unguaranteed

(Note 1) Short-term loans refer to loans with a period from the drawdown date to the maturity date of one year or less. 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 determined two business days prior to each interest payment date (however, 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.jbatibor.or.jp/english/>). 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

marimo REIT will allocate the Borrowing 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” dated today.

### 3. Status of Loans, Etc. after the Borrowing

(Unit: million yen)

	Before the Borrowing	After the Borrowing	Increase (Decrease)
Short-term loans	—	1,000	1,000
Long-term loans	26,820	26,820	—
Total loans	26,820	27,820	1,000
Investment corporation bonds	—	—	—
Total loans and investment corporation bonds	—	—	—
Other interest-bearing liabilities	—	—	—
Total interest-bearing liabilities	26,820	27,820	1,000

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

### 4. Future Outlook

The impact of the Borrowing on the operating forecasts of marimo REIT is minimal, and thus there is no change to the operating forecasts announced in the “Notice Concerning Revision of Operating and Dividend Forecasts for the Fiscal Period Ending June 2024 and the Fiscal Period Ending December 2024” dated March 29, 2024.

### 5. Other Necessary Matters for Investors to Adequately Understand the Concerned Information and Make an Informed Decision

Concerning the risks associated with the Borrowing, there is no significant change from the content of “Investment Risks” in the securities registration statement submitted on March 28, 2024.

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