

For Immediate Release

Real Estate Investment Trust Securities Issuer
 MORI TRUST Hotel Reit, Inc.
 Representative: Amane Sakamoto, Executive Director
 (Securities Code: 3478)

Asset Management Company
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Notice Concerning Borrowing of Funds

MORI TRUST Hotel Reit, Inc. (“MORI TRUST Hotel Reit”) hereby announces its decision today to perform the borrowing of funds (“borrowing”) as described below.

Details

1. Purpose of the borrowing

MORI TRUST Hotel Reit has decided to execute the borrowing in order to repay a portion of short-term loans payable of 6,500 million yen (“existing loans”), which reach maturity on August 31, 2020.

2. Details of the borrowing

Category	Lender	Loan amount (million yen)	Interest rate	Loan type Repayment method	Drawdown date Repayment date
Short-term	Sumitomo Mitsui Banking Corporation	1,500	Base interest rate (JBA one-month Japanese yen TIBOR) (Note) +0.19%	Unsecured Unguaranteed Lump-sum repayment upon maturity	August 31, 2020 August 31, 2021
	Sumitomo Mitsui Trust Bank, Limited	1,500	Base interest rate (JBA one-month Japanese yen TIBOR) (Note) +0.19%	Unsecured Unguaranteed Lump-sum repayment upon maturity	August 31, 2020 August 31, 2021
	Mizuho Bank, Ltd.	500	Base interest rate (JBA one-month Japanese yen TIBOR) (Note) +0.19%	Unsecured Unguaranteed Lump-sum repayment upon maturity	August 31, 2020 August 31, 2021
	MUFG Bank, Ltd.	975	Base interest rate (JBA one-month Japanese yen TIBOR) (Note) +0.20%	Unsecured Unguaranteed Lump-sum repayment upon maturity	August 31, 2020 August 31, 2021

Disclaimer: This document is an English translation of a press release for public announcement concerning of borrowing of funds, and has not been prepared for the purpose of solicitation of investment.

Short-term	Mizuho Bank, Ltd.	500	Base interest rate (JBA one-month Japanese yen TIBOR) (Note) +0.20%	Unsecured Unguaranteed Lump-sum repayment upon maturity	August 31, 2020 August 31, 2021
	Sumitomo Mitsui Banking Corporation	500	Base interest rate (JBA one-month Japanese yen TIBOR) (Note) +0.20%	Unsecured Unguaranteed Lump-sum repayment upon maturity	August 31, 2020 August 31, 2021
	Sumitomo Mitsui Trust Bank, Limited	500	Base interest rate (JBA one-month Japanese yen TIBOR) (Note) +0.20%	Unsecured Unguaranteed Lump-sum repayment upon maturity	August 31, 2020 August 31, 2021
Total		5,975	–	–	–

(Note) The base interest rate to be applied from now on will be the JBA (Japanese Bankers Association) one-month Japanese Yen TIBOR published by JBA TIBOR Administration two business days prior to the last day of every month (if the relevant day is not a business day, the immediately preceding business day). The JBA Japanese Yen TIBOR can be confirmed on the website of General Incorporated Association JBA TIBOR Administration (<http://www.jbatibor.or.jp/english/>).

3. Details of existing loans which will be repaid by the borrowing

Category	Lender	Loan amount (million yen)	Interest rate	Drawdown date Repayment date
Short-term	Sumitomo Mitsui Banking Corporation	1,500	Base interest rate (JBA one-month Japanese yen TIBOR)+0.19%	September 2, 2019 August 31, 2020
	Sumitomo Mitsui Trust Bank, Limited	1,500	Base interest rate (JBA one-month Japanese yen TIBOR)+0.19%	September 2, 2019 August 31, 2020
	Mizuho Bank, Ltd.	500	Base interest rate (JBA one-month Japanese yen TIBOR)+0.19%	September 2, 2019 August 31, 2020
	MUFG Bank, Ltd.	1,500	Base interest rate (JBA one-month Japanese yen TIBOR)+0.20%	August 30, 2019 August 31, 2020
	Mizuho Bank, Ltd.	500	Base interest rate (JBA one-month Japanese yen TIBOR)+0.20%	August 30, 2019 August 31, 2020
	Sumitomo Mitsui Banking Corporation	500	Base interest rate (JBA one-month Japanese yen TIBOR)+0.20%	August 30, 2019 August 31, 2020
	Sumitomo Mitsui Trust Bank, Limited	500	Base interest rate (JBA one-month Japanese yen TIBOR)+0.20%	August 30, 2019 August 31, 2020
Total		6,500	–	–

4. Amount, use and schedule of expenditure of the funds to be procured

(1) Amount of funds to be procured

5,975 million yen

(2) Specific use of funds to be procured

To be used to repay a portion of the existing loans (6,500 million yen). Concerning the remainder of the repayment (525 million yen), MORI TRUST Hotel Reit will appropriate the cash on hand.

(3) Schedule of expenditure

August 31, 2020

5. Status of loans and bonds after the execution of the borrowing

(Unit: million yen)

	Before the borrowing execution	After the borrowing execution	Changes
Short-term loans	6,500	5,975	▲525
Long-term loans	48,000	48,000	–
Total loans	54,500	53,975	▲525
Investment corporation bonds	–	–	–
Total loans and investment corporation bonds	54,500	53,975	▲525

6. Others

MORI TRUST Hotel Reit has made no change to the details of investment risks stated in the securities report submitted on May 29, 2020 in connection with risks associated with the repayment of the borrowing and the like.

* MORI TRUST Hotel Reit's website: <http://www.mt-hotelreit.jp/en/>