

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
MORI TRUST Asset Management Co., Ltd.
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President and Representative Director

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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 long-term loans payable of 14,500 million yen (“existing loans”), which reach maturity on November 29, 2019.

2. Details of the borrowing

Category	Lender	Loan amount (million yen)	Interest rate	Loan type Repayment method	Drawdown date Repayment date
Long-term	Mizuho Trust & Banking Co., Ltd.	2,000	To be determined (Note) (Fixed interest rate)	Unsecured Unguaranteed Lump-sum repayment upon maturity	November 29, 2019 August 31, 2022
	Sumitomo Mitsui Banking Corporation	5,500	To be determined (Note) (Fixed interest rate)	Unsecured Unguaranteed Lump-sum repayment upon maturity	November 29, 2019 February 28, 2023
	Mizuho Bank, Ltd.	2,000	To be determined (Note) (Fixed interest rate)	Unsecured Unguaranteed Lump-sum repayment upon maturity	November 29, 2019 February 29, 2024
	Mizuho Bank, Ltd.	5,000	To be determined (Note) (Fixed interest rate)	Unsecured Unguaranteed Lump-sum repayment upon maturity	November 29, 2019 August 30, 2024
Total		14,500	-	-	-

(Note) MORI TRUST Hotel Reit will make an announcement about the interest rate when it is determined.

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.

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

Category	Lender	Loan amount (million yen)	Interest rate	Drawdown date Repayment date
Long-term	Mizuho Bank, Ltd.	7,000	0.36750% (Fixed interest rate)	November 30, 2016 November 29, 2019
	Sumitomo Mitsui Banking Corporation	5,500	0.36750% (Fixed interest rate)	November 30, 2016 November 29, 2019
	Mizuho Trust & Banking Co., Ltd.	2,000	0.36750% (Fixed interest rate)	November 30, 2016 November 29, 2019
Total		14,500	–	–

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

(1) Amount of funds to be procured

14,500 million yen

(2) Specific use of funds to be procured

To be used to repay the existing loans (14,500 million yen).

(3) Schedule of expenditure

November 29, 2019

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	6,500	–
Long-term loans	48,000	48,000	–
Total loans	54,500	54,500	–
Investment corporation bonds	–	–	–
Total loans and investment corporation bonds	54,500	54,500	–

6. Others

MORI TRUST Hotel Reit has made no change to the details of investment risks stated in the securities report submitted on May 30, 2019 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/>