

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 Hotel Asset Management Co., Ltd.

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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 short-term loans payable of 22,000 million yen (“existing loans”), which reach maturity on November 30, 2017.

##### 2. Details of the borrowing

Classification	Lenders	Borrowing amount (million yen)	Interest rates	Loan type Repayment method	Borrowing date Repayment date
Short-term	Sumitomo Mitsui Trust Bank, Limited	4,500	Base interest rate (JBA one-month Japanese yen TIBOR) +0.20%	Unsecured / non-guaranteed Lump-sum repayment at maturity	November 30, 2017 November 30, 2018
	Mitsubishi UFJ Trust and Banking Corporation	4,500	Base interest rate (JBA one-month Japanese yen TIBOR) +0.20%	Unsecured / non-guaranteed Lump-sum repayment at maturity	November 30, 2017 November 30, 2018
	Mizuho Bank, Ltd.	3,500	Base interest rate (JBA one-month Japanese yen TIBOR) +0.20%	Unsecured / non-guaranteed Lump-sum repayment at maturity	November 30, 2017 November 30, 2018
	Sumitomo Mitsui Banking Corporation	3,500	Base interest rate (JBA one-month Japanese yen TIBOR) +0.20%	Unsecured / non-guaranteed Lump-sum repayment at maturity	November 30, 2017 November 30, 2018
	Shinkin Central Bank	1,000	Base interest rate (JBA one-month Japanese yen TIBOR) +0.20%	Unsecured / non-guaranteed Lump-sum repayment at maturity	November 30, 2017 November 30, 2018
	Subtotal	17,000	–	–	–

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Long-term	Mizuho Bank, Ltd.	1,000	To be determined (Note 2) (Fixed interest rate)	Unsecured / non-guaranteed Lump-sum repayment at maturity	November 30, 2017 November 30, 2020
	Sumitomo Mitsui Banking Corporation	1,000	To be determined (Note 2) (Fixed interest rate)	Unsecured / non-guaranteed Lump-sum repayment at maturity	November 30, 2017 November 30, 2020
	Resona Bank, Limited	1,000	To be determined (Note 2) (Fixed interest rate)	Unsecured / non-guaranteed Lump-sum repayment at maturity	November 30, 2017 November 30, 2020
	Sumitomo Mitsui Trust Bank, Limited	500	To be determined (Note 2) (Fixed interest rate)	Unsecured / non-guaranteed Lump-sum repayment at maturity	November 30, 2017 November 30, 2022
	Mitsubishi UFJ Trust and Banking Corporation	500	To be determined (Note 2) (Fixed interest rate)	Unsecured / non-guaranteed Lump-sum repayment at maturity	November 30, 2017 November 30, 2022
	Nippon Life Insurance Company	1,000	To be determined (Note 2) (Fixed interest rate)	Unsecured / non-guaranteed Lump-sum repayment at maturity	November 30, 2017 May 31, 2023
	Subtotal	5,000	–	–	–
Total	22,000	–	–	–	

(Note 1) 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/>).

(Note 2) MORI TRUST Hotel Reit will make an announcement about the interest rate when it is determined.

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

Classifi- cation	Lenders	Borrowing amount (million yen)	Interest rates	Borrowing date Repayment date
Short-term	Sumitomo Mitsui Trust Bank, Limited	6,000	Base interest rate (JBA one-month Japanese yen TIBOR)+0.20%	November 30, 2016 November 30, 2017
	Mitsubishi UFJ Trust and Banking Corporation	6,000	Base interest rate (JBA one-month Japanese yen TIBOR)+0.20%	November 30, 2016 November 30, 2017
	Mizuho Bank, Ltd.	5,000	Base interest rate (JBA one-month Japanese yen TIBOR)+0.20%	November 30, 2016 November 30, 2017
	Sumitomo Mitsui Banking Corporation	5,000	Base interest rate (JBA one-month Japanese yen TIBOR)+0.20%	November 30, 2016 November 30, 2017
Total		22,000	–	–

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

(1) Amount of funds to be procured

22,000 million yen

(2) Specific use of funds to be procured

To be used to repayment of the existing loans

(3) Schedule of expenditure

November 30, 2017

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	22,000	17,000	-5,000
Long-term loans	27,500	32,500	+5,000
Total loans	49,500	49,500	-
Investment corporation bonds	-	-	-
Total interest-bearing debt	49,500	49,500	-

6. Others

MORI TRUST Hotel Reit has made no change to the details of investment risks stated in the securities report submitted on May 24, 2017 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/>