

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 3,000 million yen (“existing loans”), which reach maturity on November 30, 2020.

2. Details of the borrowing

| Category | Lender | Loan amount (million yen) | Interest rate | Loan type Repayment method | Drawdown date Repayment date |
|-----------|--|------------------------------|-----------------------------------|--|--|
| Long-term | Mizuho Bank, Ltd. | 1,000 | 0.30000% (Fixed interest rate) | Unsecured Unguaranteed Lump-sum repayment upon maturity | November 30, 2020 November 30, 2023 |
| | Sumitomo Mitsui Banking Corporation | 1,000 | 0.30000% (Fixed interest rate) | Unsecured Unguaranteed Lump-sum repayment upon maturity | November 30, 2020 November 30, 2023 |
| | Resona Bank, Limited | 1,000 | 0.29000% (Fixed interest rate) | Unsecured Unguaranteed Lump-sum repayment upon maturity | November 30, 2020 November 30, 2023 |
| Total | | 3,000 | – | – | – |

Disclaimer: This document is an English translation of a press release for public announcement concerning 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. | 1,000 | 0.38750% (Fixed interest rate) | November 30, 2017 November 30, 2020 |
| | Sumitomo Mitsui Banking Corporation | 1,000 | 0.38750% (Fixed interest rate) | November 30, 2017 November 30, 2020 |
| | Resona Bank, Limited | 1,000 | 0.37750% (Fixed interest rate) | November 30, 2017 November 30, 2020 |
| Total | | 3,000 | – | – |

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

(1) Amount of funds to be procured

3,000 million yen

(2) Specific use of funds to be procured

To be used to repay the existing loans (3,000 million yen).

(3) Schedule of expenditure

November 30, 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 | 5,975 | 5,975 | – |
| Long-term loans | 48,000 | 48,000 | – |
| Total loans | 53,975 | 53,975 | – |
| Investment corporation bonds | – | – | – |
| Total loans and investment corporation bonds | 53,975 | 53,975 | – |

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/>