

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.

Representative: Amane Sakamoto, President and CEO

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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 17,000 million yen (“existing loans”), which reach maturity on November 30, 2018.

## 2. Details of the borrowing

Category	Lender	Loan amount (million yen)	Interest rate	Loan type Repayment method	Drawdown date Repayment date
Short-term	MUFG Bank, Ltd.	2,500	Base interest rate (JBA one-month Japanese yen TIBOR) (Note1) +0.20%	Unsecured Unguaranteed Lump-sum repayment upon maturity	November 30, 2018 August 30, 2019
	Mizuho Bank, Ltd.	500	Base interest rate (JBA one-month Japanese yen TIBOR) (Note1) +0.20%	Unsecured Unguaranteed Lump-sum repayment upon maturity	November 30, 2018 August 30, 2019
	Sumitomo Mitsui Banking Corporation	500	Base interest rate (JBA one-month Japanese yen TIBOR) (Note1) +0.20%	Unsecured Unguaranteed Lump-sum repayment upon maturity	November 30, 2018 August 30, 2019
	Sumitomo Mitsui Trust Bank, Limited	500	Base interest rate (JBA one-month Japanese yen TIBOR) (Note1) +0.20%	Unsecured Unguaranteed Lump-sum repayment upon maturity	November 30, 2018 August 30, 2019
	Subtotal	4,000	–	–	–

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Long-term	Sumitomo Mitsui Trust Bank, Limited	2,000	To be determined (Note 2) (Fixed interest rate)	Unsecured Unguaranteed Lump-sum repayment upon maturity	November 30, 2018 August 31, 2021
	Mizuho Bank, Ltd.	1,000	To be determined (Note 2) (Fixed interest rate)	Unsecured Unguaranteed Lump-sum repayment upon maturity	November 30, 2018 August 31, 2021
	Sumitomo Mitsui Banking Corporation	1,000	To be determined (Note 2) (Fixed interest rate)	Unsecured Unguaranteed Lump-sum repayment upon maturity	November 30, 2018 August 31, 2021
	Sumitomo Mitsui Banking Corporation	2,000	To be determined (Note 2) (Fixed interest rate)	Unsecured Unguaranteed Lump-sum repayment upon maturity	November 30, 2018 August 31, 2022
	Mizuho Bank, Ltd.	1,000	To be determined (Note 2) (Fixed interest rate)	Unsecured Unguaranteed Lump-sum repayment upon maturity	November 30, 2018 August 31, 2022
	Sumitomo Mitsui Trust Bank, Limited	1,000	To be determined (Note 2) (Fixed interest rate)	Unsecured Unguaranteed Lump-sum repayment upon maturity	November 30, 2018 August 31, 2022
	Shinkin Central Bank	1,000	To be determined (Note 2) (Fixed interest rate)	Unsecured Unguaranteed Lump-sum repayment upon maturity	November 30, 2018 August 31, 2022
	Mizuho Bank, Ltd.	1,000	To be determined (Note 2) (Fixed interest rate)	Unsecured Unguaranteed Lump-sum repayment upon maturity	November 30, 2018 August 31, 2023
	Sumitomo Mitsui Trust Bank, Limited	1,000	To be determined (Note 2) (Fixed interest rate)	Unsecured Unguaranteed Lump-sum repayment upon maturity	November 30, 2018 August 31, 2023
	MUFG Bank, Ltd.	1,000	To be determined (Note 2) (Fixed interest rate)	Unsecured Unguaranteed Lump-sum repayment upon maturity	November 30, 2018 August 31, 2023
	Subtotal	12,000	–	–	–
	Total	16,000	–	–	–

(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

Category	Lender	Loan amount (million yen)	Interest rate	Drawdown date Repayment date
Short-term	Sumitomo Mitsui Trust Bank, Limited	4,500	Base interest rate (JBA one-month Japanese yen TIBOR)+0.20%	November 30, 2017 November 30, 2018
	MUFG Bank, Ltd.	4,500	Base interest rate (JBA one-month Japanese yen TIBOR)+0.20%	November 30, 2017 November 30, 2018
	Mizuho Bank, Ltd.	3,500	Base interest rate (JBA one-month Japanese yen TIBOR)+0.20%	November 30, 2017 November 30, 2018
	Sumitomo Mitsui Banking Corporation	3,500	Base interest rate (JBA one-month Japanese yen TIBOR)+0.20%	November 30, 2017 November 30, 2018
	Shinkin Central Bank	1,000	Base interest rate (JBA one-month Japanese yen TIBOR)+0.20%	November 30, 2017 November 30, 2018
Total		17,000	–	–

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

#### (1) Amount of funds to be procured

16,000 million yen

#### (2) Specific use of funds to be procured

To be used to repay a portion of the existing loans (17,000 million yen). Concerning the remainder of the repayment (1,000 million yen), MORI TRUST Hotel Reit will appropriate the cash on hand.

#### (3) Schedule of expenditure

November 30, 2018

### 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	17,000	4,000	-13,000
Long-term loans	32,500	44,500	+12,000
Total loans	49,500	48,500	-1,000
Investment corporation bonds	–	–	–
Total interest-bearing debt	49,500	48,500	-1,000

### 6. Others

MORI TRUST Hotel Reit has made no change to the details of investment risks stated in the securities report submitted on November 27, 2018 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/>

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