

Press Release

Issuer of Real Estate Investment Trust Securities

MORI TRUST Sogo Reit, Inc.

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Masayuki Yagi,

Executive Director

(TSE code 8961)

Asset Management Company:

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Michio Yamamoto

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Notice of a New Loan

Tokyo, October 27, 2021 – Mori Trust Sogo Reit, Inc. (MTR) has announced details of a new loan as follows:

I. New Loan

1. Reason for loan

To increase cash on hand that has decreased due to the repayment of existing loan, which was due on October 1, 2021.

2. Loan details

[Long-term loan]

(Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Mitsui Sumitomo Insurance Company, Limited	1,500	0.58750% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	October 29, 2021 October 31, 2028

3. Use of funds

To increase cash on hand.

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II. Status of loans and bonds after the new loan

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	6,000	6,000	—
Long-term loans	133,500	135,000	+1,500
Investment Corporation Bonds	14,000	14,000	—
Total	153,500	155,000	+1,500

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