

Press Release

Issuer of Real Estate Investment Trust Securities

MORI TRUST Sogo Reit, Inc.

4-3-1 Toranomon, Minato-ku, Tokyo

Masayuki Yagi,

Executive Director

(TSE code 8961)

Asset Management Company:

MORI TRUST Asset Management Co., Ltd.

Michio Yamamoto

President and Representative Director

Contact:

Hiroshi Naito

General Manager, Strategic Management Department,

Sogo REIT Management Division

Phone: +81-3-6435-7011

Notice of New Loans

Tokyo, December 22, 2021 – Mori Trust Sogo Reit, Inc. (MTR) has announced details of new loans as follows:

I. New Loans

1. Reason for loans

Due to the repayment of existing loans, which reach maturity December 24, 2021.

2. Loan details

[Long-term loans]

(Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Sumitomo Mitsui Trust Bank, Limited	1,000	0.42000% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	December 24, 2021 December 24, 2026
Aozora Bank, Ltd.	500	0.44998% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	December 24, 2021 June 24, 2027
Sumitomo Mitsui Banking Corporation	1,000	0.64562% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	December 24, 2021 June 24, 2030
Total	2,500	—	—	—

Disclaimer:

This English language document is provided as a service and is not intended to be an official statement. Should a discrepancy be found, the Japanese original will always govern the meaning and interpretation.

3. Use of funds

Repayment of existing loans.

II. Status of loans and bonds after the new loans

(Million yen)

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

Disclaimer:

This English language document is provided as a service and is not intended to be an official statement. Should a discrepancy be found, the Japanese original will always govern the meaning and interpretation.