

Press Release

Issuer of Real Estate Investment Trust Securities

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Conclusion of Lease Agreement for Property (Osaki MT Building)

Tokyo, March 29, 2022– Mori Trust Sogo Reit, Inc. (MTR) has announced that it has concluded a fixed-term building lease agreement (hereinafter “the Agreement”) with Mori Trust Co., Ltd. (hereinafter “the Lessee”) for the Osaki MT Building (hereinafter “the Property”). Details are as follows:

1. Agreement Summary

The fixed-term building lease agreement that MTR has concluded with the Lessee will expire on March 31, 2022. MTR has therefore concluded the Agreement with the Lessee.

Under the existing master lease agreement, MTR leased the entire Property to the Lessee, which has sublet the Property to sublessees. The Agreement is also a master lease agreement.

Agreement Overview

Lessee	MORI TRUST CO., LTD.
Type of contract	Fixed-term building lease agreement
Duration of lease	From April 1, 2022 to March 31, 2025
Monthly rent	Linked to rent of sublease agreements (Note 1)
Deposit	Linked to deposit of sublease agreements (Note 1)
Rent area	24,495.21m ² (Note 2)

(Note 1) Sublease agreements are lease agreements between the Lessee and sublessees.

(Note 2) The area that is obtained by multiplying the total rentable area of the building (26,980.68 m²) by the co-ownership interest of MORI TRUST Sogo Reit, Inc. (90.7880%) is stated.

2. Outlook

The conclusion of the Agreement does not affect MTR’s projections of operating results for the period ending March 31, 2022 and the period ending September 30, 2022.

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