

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

(Correction) Partial Correction of Information Package for the fiscal period ended March 31, 2022

Tokyo, August 12, 2022 — Mori Trust Sogo Reit, Inc. (MTR) announces that it has corrected Information Package for the fiscal period ended March 31, 2022.

Correction Parts and Contents

(1) Page 4. “Fiscal Period Ended March 2022 Settlement Highlights”

Appraisal values of portfolio properties at the fiscal period end, Unrealized profit, NAV per unit, and their comparison to the previous period

Correction Part	Before correction	After correction
Appraisal values of portfolio properties at the fiscal period end	<u>¥345.8billion</u> (up <u>¥4.4billion</u>)	<u>¥346.1billion</u> (up <u>¥4.7billion</u>)
Unrealized profit	<u>¥38.8billion</u> (up <u>¥3.7billion</u>)	<u>¥39.1billion</u> (up <u>¥4.0billion</u>)
NAV per unit	<u>¥150,592</u> (up <u>1.8%</u>)	<u>¥150,819</u> (up <u>2.0%</u>)

(2) Page 36. “Changes in Indicators”

Unrealized gain/loss, NAV and NAV per unit for the fiscal period ended March 31, 2022

Correction Part	Before correction	After correction
Unrealized gain/loss (million yen)	<u>38,824</u>	<u>39,124</u>
NAV (million yen)	<u>198,782</u>	<u>199,082</u>
NAV per unit	<u>150,592</u> yen	<u>150,819</u> yen

Disclaimer:

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(3) Page 38. “Property Portfolio List as of the End of the Fiscal Period”

Appraisal value of Osaki MT Building and Total appraisal value of portfolio at end of 40th fiscal period

Correction Part	Before correction	After correction
Osaki MT Building (million yen)	<u>17,000</u>	<u>17,300</u>
Total (million yen)	<u>345,810</u>	<u>346,110</u>

(4) Page 39. “Appraisal Values of Portfolio Properties at the Fiscal Period-End”

Appraisal value of Osaki MT Building, Increase/decrease in appraisal value of Osaki MT Building, Difference between the total appraisal value and book value, and Increase/decrease in difference between the total appraisal value and book value for the fiscal period ended March 31, 2022

Correction Part	Before correction	After correction
Appraisal value of Osaki MT Building (million yen)	<u>17,000</u>	<u>17,300</u>
Increase/decrease in appraisal value of Osaki MT Building (million yen)	<u>200</u>	<u>500</u>
Difference between the total appraisal value and book value (million yen)	<u>38,824</u>	<u>39,124</u>
Increase/decrease in difference between the total appraisal value and book value (million yen)	<u>3,732</u>	<u>4,032</u>

(5) Page 42. “Portfolio Summary and Breakdown of Property-Related Revenues/Expenses (1)”

Appraisal value of Osaki MT Building

Correction Part	Before correction	After correction
Appraisal value	<u>17,000</u> million yen	<u>17,300</u> million yen

(6) Page 44. “Portfolio Summary and Breakdown of Property-Related Revenues/Expenses (3)”

Total appraisal value of portfolio

Correction Part	Before correction	After correction
Appraisal value	<u>345,810</u> million yen	<u>346,110</u> million yen

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