

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)

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Notice of New Loans

Tokyo, August 29, 2022 – Mori Trust Sogo Reit, Inc. (MTR) has announced details of new loans as follows:

I. New Loans

1. Reason for loans

To increase cash on hand that decrease due to the repayment of existing loan, which reaches maturity on August 30, 2022. In addition, due to the repayment of existing loans, which reach maturity on August 31, 2022.

2. Loan details

[Short-term loan]

(Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Resona Bank, Limited.	1,000	Basic interest rate(JBA 1-month Japanese Yen TIBOR) + 0.14%	Unsecured/ non-guaranteed Bullet payment	August 31, 2022 August 31, 2023

(Note) Basic interest rate to be applied from now on will be JBA 1-month Japanese Yen TIBOR which JBATA releases two business days prior to drawdown date or the last day of each month(if such date is not a business day, the previous day will be the date.).

With regard to JBA Japanese Yen TIBOR, please refer to the website of JBATA.

<https://www.jbatibor.or.jp/english/>

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[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	0.50416% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 31, 2022 February 27, 2026
Sumitomo Mitsui Trust Bank, Limited	2,000	0.54630% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 31, 2022 August 31, 2026
Sumitomo Mitsui Trust Bank, Limited	1,500	0.58969% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 31, 2022 February 26, 2027
Sumitomo Mitsui Trust Bank, Limited	1,500	0.63380% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 31, 2022 August 31, 2027
Total	6,000	—	—	—

3. Use of funds

To increase cash on hand and repayment of existing loans.

II. Status of loans and bonds after the new loans

(Million yen)

	Before (Note) (As of August 29, 2022)	After (As of August 31, 2022)	Increase/Decrease
Short-term loans	6,000	6,000	—
Long-term loans	135,000	135,000	—
Investment Corporation Bonds	15,000	15,000	—
Total	156,000	156,000	—

(Note) Balance before the repayment of Long-term loans (500 million yen) coming due on August 30, 2022.

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