

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 a New Loan

Tokyo, September 28, 2022 – Mori Trust Sogo Reit, Inc. (MTR) has announced details of a new loan as follows:

I. New Loan

1. Reason for loan

Due to the repayment of existing loan, which reaches maturity on September 30, 2022.

2. Loan details

[Long-term loan]

(Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Sumitomo Mitsui Trust Bank, Limited	1,000	0.74255% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	September 30, 2022 September 30, 2027

3. Use of funds

Repayment of existing loan.

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.

4. Repayment details

[Long-term loan]

(Million yen)

Lender	Repayment Amount	Drawdown Date and Repayment Date
Sumitomo Mitsui Trust Bank, Limited	1,000	September 29, 2017 September 30, 2022

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	135,000	135,000	—
Investment Corporation Bonds	15,000	15,000	—
Total	156,000	156,000	—

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.