

## 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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Michio Yamamoto

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## Notice of a New Loan

**Tokyo, October 5, 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.

#### 2. Loan details

[Short-term loan]

(Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Sumitomo Mitsui Banking Corporation	2,500	Basic interest rate(JBA 1-month Japanese Yen TIBOR) + 0.14%	Unsecured/ non-guaranteed Bullet payment	October 7, 2022 October 6, 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/>

#### 3. Use of funds

Repayment of existing loan.

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#### 4. Repayment details

[Short-term loan]

(Million yen)

Lender	Repayment Amount	Drawdown Date and Repayment Date
Sumitomo Mitsui Banking Corporation	2,500	October 8, 2021 October 7, 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	—

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