

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 a New Loan

Tokyo, October 12, 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
Resona Bank, Limited.	500	Basic interest rate(JBA 1-month Japanese Yen TIBOR) + 0.14%	Unsecured/ non-guaranteed Bullet payment	October 14, 2022 October 13, 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
Resona Bank, Limited.	500	October 15, 2021 October 14, 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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