

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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MORI TRUST Asset Management Co., Ltd.

Michio Yamamoto

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Notice of New Loans

Tokyo, January 17, 2023 – Mori Trust Sogo Reit, Inc. (MTR) has announced details of new loans as follows:

I. New Loans

1. Reason for loans

Due to the repayment of existing loans, which reach maturity.

2. Loan details

[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	1,500	0.98880% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	January 19, 2023 January 19, 2028
Mizuho Bank, Ltd.	500	0.98880% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	January 19, 2023 January 19, 2028
Total	2,000	—	—	—

3. Use of funds

Repayment of existing loans.

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4. Repayment details

[Long-term loans]

(Million yen)

Lender	Repayment Amount	Drawdown Date and Repayment Date
Sumitomo Mitsui Trust Bank, Limited	1,500	January 19, 2018 January 19, 2023
Mizuho Bank, Ltd.	500	January 19, 2018 January 19, 2023
Total	2,000	—

II. Status of loans and bonds after the new loans

(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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