

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 Concerning Issuance of Investment Corporation Bonds

Tokyo, February 8, 2023 – Mori Trust Sogo Reit, Inc. (MTR) announced today its decision to issue a total of 3 billion yen in investment corporation bonds.

1. Outline of the investment corporation bonds

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|---|--|
| (1) Name of bonds: | MORI TRUST Sogo Reit, Inc. Nineteenth Series Unsecured Investment Corporation Bonds (Ranking Pari Passu among the specified Investment Corporation Bonds) |
| (2) Issue amount: | 3 billion yen |
| (3) Bond certificate: | The Bonds Transfer Act is applicable to the bonds, thus investment corporation bond certificates will not be issued. |
| (4) Issuance price: | 100 yen per 100 yen face value |
| (5) Redemption price: | 100 yen per 100 yen face value |
| (6) Interest rate: | 0.790% per annum |
| (7) Amount per offering: | 100 million yen |
| (8) Offering method: | Public placement |
| (9) Date of offering: | February 8, 2023 (Wednesday) |
| (10) Date of payment: | February 17, 2023 (Friday) |
| (11) Collateral: | There is no secured mortgage or guarantee on the bonds. There are no assets reserved as security for the bonds. |
| (12) Redemption method and date: | The total amount to be redeemed on February 28, 2029
The corporation bonds may be repurchased and cancelled at any time after the date of payment unless otherwise specified by the transfer agent. |
| (13) Interest payment date: | The end of February and August of each year |
| (14) Covenants: | Negative pledge |
| (15) Ratings: | AA (Japan Credit Rating Agency, Ltd.) |
| (16) Fiscal agent /Issuing and payment agent: | Mizuho Bank, Ltd. |

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(17) Underwriters: SMBC Nikko Securities Inc.
Mizuho Securities Co., Ltd.

2. Reason for bond issuance

To secure funds needed for the redemption of investment corporation bonds.

3. Amount, timing, and use of the bond sale proceeds

(1) Net amount of proceeds: approximately 2,982 million yen

(2) Timing and use:

The proceeds from the bond issuance will be used as a source of funds for the redemption of twelfth series unsecured investment corporation bonds (4,000 million yen) issued on February 20, 2020, and coming due on February 20, 2023.

4. Status of loans and bonds after the bond issuance

(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	14,000 (Note)	-1,000
Total	156,000	155,000	-1,000

(Note) Balance after the redemption of twelfth series unsecured investment corporation bonds coming due on February 20, 2023.

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