

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)

Asset Management Company:

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Michio Yamamoto

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Notice of New Loans

Tokyo, February 24, 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	1,000	0.83555% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2023 August 31, 2027
Mizuho Bank, Ltd.	2,000	1.06690% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2023 February 28, 2029
Mizuho Trust & Banking co.,Ltd.	1,000	1.06690% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2023 February 28, 2029
Total	4,000	—	—	—

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3. Use of funds

Repayment of existing loans.

4. Repayment details

[Long-term loans]

(Million yen)

Lender	Repayment Amount	Drawdown Date and Repayment Date
MUFG Bank, Ltd.	2,500	February 28, 2018 February 28, 2023
Mizuho Bank, Ltd.	2,000	February 28, 2018 February 28, 2023
Sumitomo Mitsui Trust Bank, Limited	1,000	February 29, 2016 February 28, 2023
Mizuho Trust & Banking co.,Ltd.	1,000	February 29, 2016 February 28, 2023
Total	6,500	—

II. Status of loans and bonds after the new loans

(Million yen)

	Before	After	Increase/Decrease (Note)
Short-term loans	6,000	6,000	—
Long-term loans	135,000	132,500	-2,500
Investment Corporation Bonds	14,000	14,000	—
Total	155,000	152,500	-2,500

(Note)MTR allocates cash on hand for the repayment of existing loans (2,500 million yen).

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