

Press Release

Issuer of Real Estate Investment Trust Securities

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Notice of New Loans and Extension of period of Credit Line Agreement (Uncommitted)

Tokyo, February 27, 2023 – Mori Trust Sogo Reit, Inc. (MTR) has announced details of new loans and the extension of period of credit line agreement (uncommitted) as follows:

I. New Loans

1. Reason for loans

To meet funding requirements for the acquisition of a property (Kamiyacho Trust Tower) and to increase cash on hand (Please refer to the press release dated November 22, 2022 “Notice of Acquisition and Lease of Asset (Kamiyacho Trust Tower)”).

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 Banking Corporation	1,500	0.50000% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	March 1, 2023 February 27, 2026
SBI Shinsei Bank, Limited	1,000	0.63250% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	March 1, 2023 February 27, 2026
The Chiba Bank, Ltd	500	0.62250% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	March 1, 2023 February 27, 2026

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The Yamanashi Chuo Bank,Ltd	500	0.62250% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	March 1, 2023 February 27, 2026
MUFG Bank, Ltd.	3,000	0.69945% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	March 1, 2023 August 31, 2026
MUFG Bank, Ltd.	3,000	0.83680% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	March 1, 2023 August 31, 2027
Resona Bank, Limited.	1,000	0.90755% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	March 1, 2023 February 29, 2028
The Ashikaga Bank, Ltd.	1,000	0.90755% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	March 1, 2023 February 29, 2028
Development Bank of Japan Inc.	1,500	0.90755% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	March 1, 2023 March 1, 2028
MUFG Bank, Ltd.	1,000	0.98826% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	March 1, 2023 August 31, 2028
Mizuho Bank, Ltd.	1,000	1.06815% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	March 1, 2023 February 28, 2029
Aozora Bank, Ltd.	1,000	1.06815% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	March 1, 2023 February 28, 2029
Mizuho Trust & Banking co.,Ltd.	1,000	1.06815% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	March 1, 2023 February 28, 2029
Mizuho Bank, Ltd.	1,500	1.22750% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	March 1, 2023 February 28, 2030
Sumitomo Mitsui Banking Corporation	1,000	1.22750% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	March 1, 2023 February 28, 2030
Total	19,500	—	—	—

3. Use of funds

To meet funding requirements for the acquisition of a property (Kamiyacho Trust Tower) and to increase cash on hand.

II. Extension of period of Credit Line Agreement (Uncommitted)

1. Reason for extension of period

To ensure flexible fund procurement by extending current agreement

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2. Details

(Million yen)

Lender	Maximum Limit for Credit Line	Loan Type and Repayment Method	Expiration Date (current)	Expiration Date (new)
Mizuho Bank, Ltd.	10,000	Unsecured/ non-guaranteed Bullet payment	February 28, 2023	February 29, 2024
Sumitomo Mitsui Banking Corporation	10,000	Unsecured/ non-guaranteed Bullet payment	February 28, 2023	February 29, 2024

III. Status of loans and bonds after the new loans

(Million yen)

	Before (Note1)	After (Note2)	Increase/Decrease
Short-term loans	6,000	6,000	—
Long-term loans	135,000	152,000	+19,500
Investment Corporation Bonds	14,000	14,000	—
Total	155,000	172,000	+19,500

(Note1) Balance after new loans on February 28, 2023, as announced in the February 24, 2023 press release “Notice of New Loans”.

(Note2) Changes in interest-bearing liabilities due to the merger with MORI TRUST Hotel Reit, Inc. (scheduled to take effect on March 1, 2023) have not been taken into account.

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