

Press Release

Issuer of Real Estate Investment Trust Securities

MORI TRUST Sogo Reit, Inc.

4-3-1 Toranomon, Minato-ku, Tokyo

Masayuki Yagi,

Executive Director

(TSE code 8961)

Asset Management Company:

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Michio Yamamoto

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Notice of a New Loan

Tokyo, April 20, 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 April 22, 2022.

2. Loan details

[Long-term loan]

(Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
The Ashikaga Bank, Ltd.	1,000	0.62630% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	April 22, 2022 April 22, 2027

3. Use of funds

Repayment of existing loan.

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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	13,000	13,000	—
Total	154,000	154,000	—

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