

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:

MORI TRUST Asset Management Co., Ltd.

Michio Yamamoto

President and Representative Director

Contact:

Hiroshi Naito

General Manager, Strategic Management Department,

Sogo REIT Management Division

Phone: +81-3-6435-7011

Notice of a New Loan

Tokyo, April 6, 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 8, 2022.

2. Loan details

[Short-term loan]

(Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Mizuho Bank, Ltd.	2,000	Basic interest rate(JBA Japanese Yen TIBOR) + 0.14%	Unsecured/ non-guaranteed Bullet payment	April 8, 2022 April 7, 2023

(Note) Basic interest rate will refer to the interest rate in JBA Yen-TIBOR that corresponds to the interest calculation period, and will be determined two business days prior to drawdown date or the most recent preceding interest payment date. Basic interest rate to be applied from drawdown date to July 8, 2022 which is the first interest payment date will be JBA 3-month Japanese Yen TIBOR. In the event that an interest rate other than JBA 3-month Japanese Yen TIBOR is applied, MTR will make a separate announcement.

With regard to JBA Japanese Yen TIBOR, please refer to the website of JBATA.

<https://www.jbatibor.or.jp/english/>

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3. Use of funds

Repayment of existing loan.

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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