

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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## (Correction) Partial Correction of Financial Summary, Information Package, and Audited Financial Statements for the fiscal period ended March 31, 2022

**Tokyo, August 12, 2022** — Mori Trust Sogo Reit, Inc. (MTR) announces that it has corrected Financial Summary, Information Package, and Audited Financial Statements for the fiscal period ended March 31, 2022.

### 1. Correction Part of Financial Summary for the fiscal period ended March 31, 2022

Page 19. “5. Reference Information (2) Investment Assets (i) List of details of real estate and real estate in trust”

(Before correction)

<omitted>

### Categories, prices and investment ratios of the Portfolio

| Region        | Use<br>(Note 1) | Property name           | Acquisition Price<br>(Note 2)<br>(Millions of yen) | Book value at the end of fiscal period<br>(Millions of yen) | End-of-period appraisal value<br>(Note 3)<br>(Millions of yen) | Direct reduction method |               | Discounted cash flow (DCF) method |                                       | Appraiser | Investment ratio<br>(Note 4) |
|---------------|-----------------|-------------------------|----------------------------------------------------|-------------------------------------------------------------|----------------------------------------------------------------|-------------------------|---------------|-----------------------------------|---------------------------------------|-----------|------------------------------|
|               |                 |                         |                                                    |                                                             |                                                                | Cap rate                | Discount rate | Terminal cap rate                 | Terminal cap rate                     |           |                              |
| Central Tokyo | Office building | Tokyo Shiodome Building | 82,539<br>(Note 5)                                 | 75,045                                                      | 81,400                                                         | 3.3%                    | 3.2%          | 3.3%                              | Rich Appraisal Institute K.K.         | 25.4%     |                              |
|               |                 | ON Building             | 39,900                                             | 38,898                                                      | 35,100                                                         | 3.4%                    | 3.1%          | 3.5%                              | Japan Real Estate Institute           | 12.3%     |                              |
|               |                 | Kioicho Building        | 34,300                                             | 33,080                                                      | 38,000                                                         | 3.2%                    | 3.0%          | 3.4%                              | Daiwa Real Estate Appraisal Co., Ltd. | 10.6%     |                              |
|               |                 | Kamiyacho Trust Tower   | 27,960<br>(Note 6)                                 | 28,018                                                      | 31,100                                                         | 2.6%                    | 2.5%          | 2.7%                              | Daiwa Real Estate Appraisal Co., Ltd. | 8.6%      |                              |
|               |                 | Osaki MT Building       | 14,386<br>(Note 7)                                 | 12,924                                                      | <u>17,000</u>                                                  | 3.3%                    | 3.0%          | 3.4%                              | Japan Real Estate Institute           | 4.4%      |                              |

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|             |                    |         |         |                |      |      |      |                                       |        |
|-------------|--------------------|---------|---------|----------------|------|------|------|---------------------------------------|--------|
|             | Hiroo MTR Building | 8,100   | 8,338   | 8,440          | 3.6% | 3.4% | 3.8% | Daiwa Real Estate Appraisal Co., Ltd. | 2.5%   |
|             | Subtotal           | 207,185 | 196,305 | <u>211,040</u> | —    |      |      |                                       | 63.8%  |
| < omitted > |                    |         |         |                |      |      |      |                                       |        |
|             | Subtotal           | 260,425 | 249,090 | <u>277,750</u> | —    |      |      |                                       | 80.2%  |
| < omitted > |                    |         |         |                |      |      |      |                                       |        |
|             | Total              | 324,705 | 306,985 | <u>345,810</u> | —    |      |      |                                       | 100.0% |

< omitted >

(After correction)

< omitted >

### Categories, prices and investment ratios of the Portfolio

| Region        | Use (Note 1)    | Property name           | Acquisition Price (Note 2) (Millions of yen) | Book value at the end of fiscal period (Millions of yen) | End-of-period appraisal value (Note 3) (Millions of yen) | Direct reduction method |               | Discounted cash flow (DCF) method |                                       | Appraiser | Investment ratio (Note 4) |
|---------------|-----------------|-------------------------|----------------------------------------------|----------------------------------------------------------|----------------------------------------------------------|-------------------------|---------------|-----------------------------------|---------------------------------------|-----------|---------------------------|
|               |                 |                         |                                              |                                                          |                                                          | Cap rate                | Discount rate | Terminal cap rate                 |                                       |           |                           |
| Central Tokyo | Office building | Tokyo Shiodome Building | 82,539 (Note 5)                              | 75,045                                                   | 81,400                                                   | 3.3%                    | 3.2%          | 3.3%                              | Rich Appraisal Institute K.K.         | 25.4%     |                           |
|               |                 | ON Building             | 39,900                                       | 38,898                                                   | 35,100                                                   | 3.4%                    | 3.1%          | 3.5%                              | Japan Real Estate Institute           | 12.3%     |                           |
|               |                 | Kioicho Building        | 34,300                                       | 33,080                                                   | 38,000                                                   | 3.2%                    | 3.0%          | 3.4%                              | Daiwa Real Estate Appraisal Co., Ltd. | 10.6%     |                           |
|               |                 | Kamiyacho Trust Tower   | 27,960 (Note 6)                              | 28,018                                                   | 31,100                                                   | 2.6%                    | 2.5%          | 2.7%                              | Daiwa Real Estate Appraisal Co., Ltd. | 8.6%      |                           |
|               |                 | Osaki MT Building       | 14,386 (Note 7)                              | 12,924                                                   | <u>17,300</u>                                            | 3.3%                    | 3.0%          | 3.4%                              | Japan Real Estate Institute           | 4.4%      |                           |
|               |                 | Hiroo MTR Building      | 8,100                                        | 8,338                                                    | 8,440                                                    | 3.6%                    | 3.4%          | 3.8%                              | Daiwa Real Estate Appraisal Co., Ltd. | 2.5%      |                           |
|               | Subtotal        | 207,185                 | 196,305                                      | <u>211,340</u>                                           | —                                                        |                         |               |                                   | 63.8%                                 |           |                           |
| < omitted >   |                 |                         |                                              |                                                          |                                                          |                         |               |                                   |                                       |           |                           |
|               | Subtotal        | 260,425                 | 249,090                                      | <u>278,050</u>                                           | —                                                        |                         |               |                                   | 80.2%                                 |           |                           |
| < omitted >   |                 |                         |                                              |                                                          |                                                          |                         |               |                                   |                                       |           |                           |
|               | Total           | 324,705                 | 306,985                                      | <u>346,110</u>                                           | —                                                        |                         |               |                                   | 100.0%                                |           |                           |

< omitted >

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## 2. Correction Part of Information Package for the fiscal period ended March 31, 2022

### (1) Page 4. “Fiscal Period Ended March 2022 Settlement Highlights”

Appraisal values of portfolio properties at the fiscal period end, Unrealized profit, NAV per unit, and their comparison to the previous period

| Correction Part                                                   | Before correction                     | After correction                      |
|-------------------------------------------------------------------|---------------------------------------|---------------------------------------|
| Appraisal values of portfolio properties at the fiscal period end | <u>¥345.8billion</u> (up ¥4.4billion) | <u>¥346.1billion</u> (up ¥4.7billion) |
| Unrealized profit                                                 | <u>¥38.8billion</u> (up ¥3.7billion)  | <u>¥39.1billion</u> (up ¥4.0billion)  |
| NAV per unit                                                      | <u>¥150,592</u> (up 1.8%)             | <u>¥150,819</u> (up 2.0%)             |

### (2) Page 36. “Changes in Indicators”

Unrealized gain/loss, NAV and NAV per unit for the fiscal period ended March 31, 2022

| Correction Part                    | Before correction  | After correction   |
|------------------------------------|--------------------|--------------------|
| Unrealized gain/loss (million yen) | <u>38,824</u>      | <u>39,124</u>      |
| NAV (million yen)                  | <u>198,782</u>     | <u>199,082</u>     |
| NAV per unit                       | <u>150,592</u> yen | <u>150,819</u> yen |

### (3) Page 38. “Property Portfolio List as of the End of the Fiscal Period”

Appraisal value of Osaki MT Building and Total appraisal value of portfolio at end of 40th fiscal period

| Correction Part                 | Before correction | After correction |
|---------------------------------|-------------------|------------------|
| Osaki MT Building (million yen) | <u>17,000</u>     | <u>17,300</u>    |
| Total (million yen)             | <u>345,810</u>    | <u>346,110</u>   |

### (4) Page 39. “Appraisal Values of Portfolio Properties at the Fiscal Period-End”

Appraisal value of Osaki MT Building, Increase/decrease in appraisal value of Osaki MT Building, Difference between the total appraisal value and book value, and Increase/decrease in difference between the total appraisal value and book value for the fiscal period ended March 31, 2022

| Correction Part                                                                                | Before correction | After correction |
|------------------------------------------------------------------------------------------------|-------------------|------------------|
| Appraisal value of Osaki MT Building (million yen)                                             | <u>17,000</u>     | <u>17,300</u>    |
| Increase/decrease in appraisal value of Osaki MT Building (million yen)                        | <u>200</u>        | <u>500</u>       |
| Difference between the total appraisal value and book value (million yen)                      | <u>38,824</u>     | <u>39,124</u>    |
| Increase/decrease in difference between the total appraisal value and book value (million yen) | <u>3,732</u>      | <u>4,032</u>     |

### (5) Page 42. “Portfolio Summary and Breakdown of Property-Related Revenues/Expenses (1)”

Appraisal value of Osaki MT Building

| Correction Part | Before correction         | After correction          |
|-----------------|---------------------------|---------------------------|
| Appraisal value | <u>17,000</u> million yen | <u>17,300</u> million yen |

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(6) Page 44. “Portfolio Summary and Breakdown of Property-Related Revenues/Expenses (3)”

Total appraisal value of portfolio

| Correction Part | Before correction          | After correction           |
|-----------------|----------------------------|----------------------------|
| Appraisal value | <u>345,810</u> million yen | <u>346,110</u> million yen |

3. Correction Part of Audited Financial Statements for the fiscal period ended March 31, 2022

Page 24. “NOTES TO FINANCIAL STATEMENTS 16. INVESTMENT AND RENTAL PROPERTIES”

(Before correction)

MTR owns office buildings and retail facilities for lease mainly in Tokyo and other areas. The carrying value in the balance sheet and corresponding fair value of those properties are as follows:

| Use               | Thousands of yen     |                 |                          |                          |                          |                 |                      |                      |
|-------------------|----------------------|-----------------|--------------------------|--------------------------|--------------------------|-----------------|----------------------|----------------------|
|                   | Carrying Value (1)   |                 | Fair Value (3)           |                          | Carrying Value (1)       |                 | Fair Value (3)       |                      |
|                   | As of March 31, 2021 | Net Changes (2) | As of September 30, 2021 | As of September 30, 2021 | As of September 30, 2021 | Net Changes (2) | As of March 31, 2022 | As of March 31, 2022 |
| Office buildings  | 217,600,132          | 952,841         | 218,552,974              | 235,040,000              | 218,552,974              | 1,070,360       | 219,623,334          | <u>239,390,000</u>   |
| Retail facilities | 68,909,759           | (94,357)        | 68,815,401               | 85,310,000               | 68,815,401               | (127,710)       | 68,687,691           | 85,310,000           |
| Others            | 19,034,596           | (165,348)       | 18,869,248               | 20,980,000               | 18,869,248               | (194,635)       | 18,674,613           | 21,110,000           |
| Total             | 305,544,488          | 693,135         | 306,237,624              | 341,330,000              | 306,237,624              | 748,014         | 306,985,638          | <u>345,810,000</u>   |

<omitted>

(After correction)

MTR owns office buildings and retail facilities for lease mainly in Tokyo and other areas. The carrying value in the balance sheet and corresponding fair value of those properties are as follows:

| Use               | Thousands of yen     |                 |                          |                          |                          |                 |                      |                      |
|-------------------|----------------------|-----------------|--------------------------|--------------------------|--------------------------|-----------------|----------------------|----------------------|
|                   | Carrying Value (1)   |                 | Fair Value (3)           |                          | Carrying Value (1)       |                 | Fair Value (3)       |                      |
|                   | As of March 31, 2021 | Net Changes (2) | As of September 30, 2021 | As of September 30, 2021 | As of September 30, 2021 | Net Changes (2) | As of March 31, 2022 | As of March 31, 2022 |
| Office buildings  | 217,600,132          | 952,841         | 218,552,974              | 235,040,000              | 218,552,974              | 1,070,360       | 219,623,334          | <u>239,690,000</u>   |
| Retail facilities | 68,909,759           | (94,357)        | 68,815,401               | 85,310,000               | 68,815,401               | (127,710)       | 68,687,691           | 85,310,000           |
| Others            | 19,034,596           | (165,348)       | 18,869,248               | 20,980,000               | 18,869,248               | (194,635)       | 18,674,613           | 21,110,000           |
| Total             | 305,544,488          | 693,135         | 306,237,624              | 341,330,000              | 306,237,624              | 748,014         | 306,985,638          | <u>346,110,000</u>   |

<omitted>

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