

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)

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Michio Yamamoto

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Notice of a New Loan

Tokyo, April 19, 2021 – 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 partial repayment of existing loan, which reaches maturity April 23, 2021.

2. Loan details

[Long-term loan]

(Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Nippon Life Insurance Company	500	0.40000% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	April 23, 2021 September 18, 2026

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	10,000	9,500	-500
Long-term loans	133,000	133,500	+500
Investment Corporation Bonds	14,000	14,000	—
Total	157,000	157,000	—

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