

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 24, 2021** – 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

Due to the repayment of existing loans, which reach maturity February 26, 2021.

#### 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 Trust Bank, Limited	1,500	0.40880% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	February 26, 2021 February 27, 2026
Mizuho Bank, Ltd.	1,000	0.55106% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	February 26, 2021 January 19, 2028
Total	2,500	—	—	—

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### 3. Use of funds

Repayment of existing loans.

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

### 1. Reason for extension of period

To ensure flexible fund procurement by extending current agreement

### 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 26, 2021	February 28, 2022
Sumitomo Mitsui Banking Corporation	10,000	Unsecured/ non-guaranteed Bullet payment	February 26, 2021	February 28, 2022

## III. Status of loans and bonds after the new loans

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	10,000	10,000	—
Long-term loans	133,000	133,000	—
Investment Corporation Bonds (Note)	14,000	14,000	—
Total	157,000	157,000	—

(Note)Balance after the issuance of thirteenth, fourteenth, fifteenth series unsecured investment corporation bonds on February 25, 2021 and the redemption of tenth series unsecured investment corporation bonds coming due on February 26, 2021

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