

Press Release

Issuer of Real Estate Investment Trust Securities

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Notice of New Loans

Tokyo, August 28, 2019 – Mori Trust Sogo Reit, Inc. (MTR) has announced details of new loans as follows:

I. New Loans

1. Reason for loans

Due to the maturity of existing loans.

2. Loan details

[Short-term loans]

(Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
The Nishi-Nippon City Bank, Ltd.	1,500	Basic interest rate(JBA 1-month Japanese Yen TIBOR) + 0.13%	Unsecured/ non-guaranteed Bullet payment	August 30, 2019 August 31, 2020
Resona Bank, Limited	1,000	Basic interest rate(JBA 1-month Japanese Yen TIBOR) + 0.13%	Unsecured/ non-guaranteed Bullet payment	August 30, 2019 August 31, 2020
Total	2,500	—	—	—

Disclaimer:

This English language document is provided as a service and is not intended to be an official statement. Should a discrepancy be found, the Japanese original will always govern the meaning and interpretation.

(Note) Basic interest rate to be applied from now on will be JBA 1-month Japanese Yen TIBOR which JBATA releases two business days prior to the last day of each month(if such date is not a business day, the previous day will be the date.).

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

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

[Long-term loans]

(Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Mizuho Bank, Ltd.	3,000	0.17191% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 30, 2019 February 29, 2024
The 77 Bank, Ltd.	500	0.31250% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 30, 2019 August 31, 2026
The Norinchukin Bank	1,500	0.38130% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 30, 2019 August 31, 2027
SUMITOMO LIFE INSURANCE COMPANY	500	0.38130% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 30, 2019 August 31, 2027
Total	5,500	—	—	—

3. Use of funds

Repayment of existing loans.

4. Repayment details

[Short-term loans]

(Million yen)

Lender	Repayment Amount	Repayment Date
The Nishi-Nippon City Bank, Ltd.	1,500	August 30, 2019
Resona Bank, Limited.	1,000	August 30, 2019
Total	2,500	—

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[Long-term loans]

(Million yen)

Lender	Repayment Amount	Repayment Date
Mizuho Bank, Ltd.	3,000	August 30, 2019
MUFG Bank, Ltd.	2,000	August 30, 2019
Tokio Marine & Nichido Fire Insurance Co., Ltd.	500	August 30, 2019
Total	5,500	—

II. Status of loans and bonds after the new loans

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	5,000	5,000	—
Long-term loans	138,000	138,000	—
Investment Corporation Bonds	12,000	12,000	—
Total	155,000	155,000	—

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