

Press Release

Issuer of Real Estate Investment Trust Securities

MORI TRUST Sogo Reit, Inc.

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(TSE code 8961)

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Notice of New Loans and Extension of period of Credit Line Agreement (Uncommitted)

Tokyo, February 24, 2022 – 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 28, 2022.

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 Banking Corporation	1,500	0.46880% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2022 February 27, 2026
Development Bank of Japan Inc.	3,000	0.71125% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2022 February 28, 2029
MUFG Bank, Ltd.	500	0.79250% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2022 February 28, 2030
Total	5,000	—	—	—

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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 28, 2022	February 28, 2023
Sumitomo Mitsui Banking Corporation	10,000	Unsecured/ non-guaranteed Bullet payment	February 28, 2022	February 28, 2023

III. Status of loans and bonds after the new loans

(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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