

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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Notice of a New Loan

Tokyo, April 21, 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
Aozora Bank, Ltd.	1,500	0.59000% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	April 23, 2021 April 23, 2029

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 (Note1)	After	Increase/Decrease (Note2)
Short-term loans	9,500	6,000	-3,500
Long-term loans	133,500	135,000	+1,500
Investment Corporation Bonds	14,000	14,000	—
Total	157,000	155,000	-2,000

(Note1) This status is after the borrowing announced in the release “Notice of a New Loan” dated on April 19, 2021 and “Notice of a New Loan” dated on April 20, 2021.

(Note2) MTR allocates cash on hand for the repayment of existing loans (2,000 million yen).

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