

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 New Loans

Tokyo, January 27, 2022 – Mori Trust Sogo Reit, Inc. (MTR) has announced details of new loans as follows:

I. New Loans

1. Reason for loans

Due to the repayment of existing loans, which reach maturity January 31, 2022.

2. Loan details

[Long-term loans]

(Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
The Bank of Fukuoka, Ltd.	1,000	0.51130% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	January 31, 2022 January 29, 2027
The Bank of Fukuoka, Ltd.	1,000	0.54776% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	January 31, 2022 July 30, 2027
Total	2,000	—	—	—

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3. Use of funds

Repayment of existing loans.

II. 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	14,000	14,000	—
Total	155,000	155,000	—

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