

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)

Asset Management Company:

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Michio Yamamoto

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Notice of New Loans

Tokyo, January 15, 2021 – 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 19, 2021.

2. Loan details

[Long-term loans]

(Million yen)

| Lender | Loan Amount | Interest Rate | Loan Type and Repayment Method | Drawdown Date and Repayment Date |
|--------------------------------|-------------|---------------------------------|--|--------------------------------------|
| Mizuho Bank, Ltd. | 1,000 | 0.47250% fixed interest rate | Unsecured/ non-guaranteed Bullet payment | January 19, 2021 January 19, 2028 |
| Development Bank of Japan Inc. | 500 | 0.47250% fixed interest rate | Unsecured/ non-guaranteed Bullet payment | January 19, 2021 January 19, 2028 |
| Total | 1,500 | — | — | — |

3. Use of funds

Repayment of existing loans.

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II. 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 | 12,000 | 12,000 | — |
| Total | 155,000 | 155,000 | — |

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