

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 New Loans

Tokyo, October 9, 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 loan]

(Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Sumitomo Mitsui Banking Corporation	5,500	Basic interest rate(JBA 1-month Japanese Yen TIBOR) + 0.13%	Unsecured/ non-guaranteed Bullet payment	October 11, 2019 October 9, 2020

(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/>

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Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Sumitomo Mitsui Banking Corporation	1,500	0.50500% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	October 11, 2019 April 11, 2028

3. Use of funds

Repayment of existing loans.

4. Repayment details

[Long-term loans]

(Million yen)

Lender	Repayment Amount	Repayment Date
Sumitomo Mitsui Banking Corporation	7,000	October 11, 2019

II. Status of loans and bonds after the new loans

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	5,000	10,500	+5,500
Long-term loans	138,000	132,500	-5,500
Investment Corporation Bonds	12,000	12,000	—
Total	155,000	155,000	—

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