

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 Concerning Issuance of Investment Corporation Bonds

Tokyo, February 15, 2022 – Mori Trust Sogo Reit, Inc. (MTR) announced today its decision to issue a total of 2 billion yen in investment corporation bonds.

1. Outline of the investment corporation bonds

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|----------------------------------|---|
| (1) Name of bonds: | (i) MORI TRUST Sogo Reit, Inc. Sixteenth Series Unsecured Investment Corporation Bonds (Ranking Pari Passu among the specified Investment Corporation Bonds)
(ii) MORI TRUST Sogo Reit, Inc. Seventeenth Series Unsecured Investment Corporation Bonds (Ranking Pari Passu among the specified Investment Corporation Bonds) |
| | In the following items, matters common to the (i) and (ii) are not described separately with regard to the respective series. |
| (2) Issue amount: | (i) 1 billion yen
(ii) 1 billion yen
A total of 2 billion yen |
| (3) Bond certificate: | The Bonds Transfer Act is applicable to the bonds, thus investment corporation bond certificates will not be issued. |
| (4) Issuance price: | 100 yen per 100 yen face value |
| (5) Redemption price: | 100 yen per 100 yen face value |
| (6) Interest rate: | (i) 0.110% per annum
(ii) 0.500% per annum |
| (7) Amount per offering: | 100 million yen |
| (8) Offering method: | Public placement |
| (9) Date of offering: | February 15, 2022 (Tuesday) |
| (10) Date of payment: | February 21, 2022 (Monday) |
| (11) Collateral: | There is no secured mortgage or guarantee on the bonds. There are no assets reserved as security for the bonds. |
| (12) Redemption method and date: | (i) The total amount to be redeemed on February 28, 2025
(ii) The total amount to be redeemed on February 27, 2032 |

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The corporation bonds may be repurchased and cancelled at any time after the date of payment unless otherwise specified by the transfer agent.

- (13) Interest payment date: (i) February 21 and August 21 of each year (For the interest payment for the period commencing on the day after August 21, 2024 and ending on the redemption date, the interest payment date will be on the redemption date.)
(ii) February 21 and August 21 of each year (For the interest payment for the period commencing on the day after August 21, 2031 and ending on the redemption date, the interest payment date will be on the redemption date.)
- (14) Covenants: Negative pledge
- (15) Ratings: AA (Japan Credit Rating Agency, Ltd.)
- (16) Fiscal agent /Issuing and payment agent: MUFG Bank, Ltd.
- (17) Underwriters: SMBC Nikko Securities Inc

2. Reason for bond issuance

To secure funds needed for the redemption of investment corporation bonds.

3. Amount, timing, and use of the bond sale proceeds

- (1) Net amount of proceeds: approximately 1,984 million yen
- (2) Timing and use:

The proceeds from the bond issuance will be used as a source of funds for the redemption of eleventh series unsecured investment corporation bonds (3,000 million yen) coming due on February 22, 2022.

4. Status of loans and bonds after the bond issuance

(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	13,000 (Note)	-1,000
Total	155,000	154,000	-1,000

(Note)Balance after the redemption of eleventh series unsecured investment corporation bonds coming due on February 22, 2022.

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