

Press Release

Issuer of Real Estate Investment Trust Securities

MORI TRUST Sogo Reit, Inc.

4-3-1 Toranomon, Minato-ku, Tokyo

Masayuki Yagi,

Executive Director

(TSE code 8961)

Asset Management Company:

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Michio Yamamoto

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Notice of a New Loan

Tokyo, August 19, 2019 – 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 maturity of existing loan.

2. Loan details

[Long-term loan]

(Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Development Bank of Japan Inc.	1,000	0.33130% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 30, 2019 August 31, 2026

3. Use of funds

Repayment of existing loan.

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4. Repayment details

[Long-term loan]

(Million yen)

Lender	Repayment Amount	Repayment Date
Development Bank of Japan Inc.	1,000	August 30, 2019

II. Status of loans and bonds after the new loan

(Million yen)

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

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