

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, August 27, 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 August 31, 2021.

2. Loan details

[Short-term loan]

(Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Resona Bank, Limited.	1,000	Basic interest rate(JBA 1-month Japanese Yen TIBOR) + 0.14%	Unsecured/ non-guaranteed Bullet payment	August 31, 2021 August 31, 2022

(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 drawdown date or 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
Mizuho Bank, Ltd.	1,000	0.62380% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 31, 2021 August 31, 2030
Mizuho Bank, Ltd.	1,500	0.65871% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 31, 2021 February 28, 2031
Total	2,500	—	—	—

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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