

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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Michio Yamamoto

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Notice of New Loans

Tokyo, September 28, 2020 – 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 loan, which reaches maturity September 30, 2020.

2. Loan details

[Long-term loans]

(Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Nippon Life Insurance Company	500	0.35686% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	September 30, 2020 March 31, 2026
Mitsui Sumitomo Insurance Company, Limited	500	0.38630% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	September 30, 2020 September 30, 2026
Total	1,000	—	—	—

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3. Use of funds

Repayment of existing loan.

II. Status of loans and bonds after the new loans

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	13,000	13,000	—
Long-term loans	130,000	130,000	—
Investment Corporation Bonds	12,000	12,000	—
Total	155,000	155,000	—

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