

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:

MORI TRUST Asset Management Co., Ltd.

Michio Yamamoto

President and Representative Director

Contact:

Hiroshi Naito

General Manager, Strategic Management Department,

Sogo REIT Management Division

Phone: +81-3-6435-7011

Notice of New Loans

Tokyo, December 24, 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

[Long-term loans]

(Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Mizuho Bank, Ltd.	1,000	0.62880% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	December 26, 2019 December 24, 2027
The Bank of Fukuoka, Ltd.	500	0.55880% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	December 26, 2019 December 25, 2026
Resona Bank, Limited	500	0.55880% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	December 26, 2019 December 25, 2026

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The Nishi-Nippon City Bank, Ltd.	500	0.42750% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	December 26, 2019 December 26, 2024
SUMITOMO LIFE INSURANCE COMPANY	500	0.59377% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	December 26, 2019 June 25, 2027
Total	3,000	—	—	—

3. Use of funds

Repayment of existing loans.

4. Repayment details

[Long-term loans]

(Million yen)

Lender	Repayment Amount	Repayment Date
Mizuho Bank, Ltd.	1,000	December 26, 2019
The Bank of Fukuoka, Ltd.	500	December 26, 2019
Resona Bank, Limited	500	December 26, 2019
Nippon Life Insurance Company	500	December 26, 2019
The Nishi-Nippon City Bank, Ltd.	500	December 26, 2019
Total	3,000	—

II. Status of loans and bonds after the new loans

(Million yen)

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

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