

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

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Notice of a New Loan

Tokyo, January 29, 2020 – 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 loans.

2. Loan details

[Long-term loan]

(Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
The Bank of Fukuoka, Ltd.	1,000	0.42130% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	January 31, 2020 January 30, 2026

3. Use of funds

Repayment of existing loans.

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4. Repayment details

[Long-term loans]

(Million yen)

Lender	Repayment Amount	Repayment Date
The Bank of Fukuoka, Ltd.	1,000	January 31, 2020

II. Status of loans and bonds after the new loan

(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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