

February 7, 2020

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 Concerning Issuance of Investment Corporation Bonds

Tokyo, February 7, 2020 – Mori Trust Sogo Reit, Inc. (MTR) announced today its decision to issue a total of 4 billion yen in investment corporation bonds.

1. Outline of the investment corporation bonds

- | | |
|---|--|
| (1) Name of bonds: | MORI TRUST Sogo Reit, Inc. Twelfth Series Unsecured Investment Corporation Bonds (Ranking Pari Passu among the specified Investment Corporation Bonds) |
| (2) Issue amount: | 4 billion yen |
| (3) Bond certificate: | The Bonds Transfer Act is applicable to the bonds, thus investment corporation bond certificates will not be issued. |
| (4) Issuance price: | 100 yen per 100 yen face value |
| (5) Redemption price: | 100 yen per 100 yen face value |
| (6) Interest rate: | 0.100% per annum |
| (7) Amount per offering: | 100 million yen |
| (8) Offering method: | Public placement |
| (9) Date of offering: | February 7, 2020 |
| (10) Date of payment: | February 20, 2020 |
| (11) Collateral: | There is no secured mortgage or guarantee on the bonds. There are no assets reserved as security for the bonds. |
| (12) Redemption method and date: | The total amount to be redeemed on February 20, 2023
The corporation bonds may be repurchased and cancelled at any time after the date of payment unless otherwise specified by the transfer agent. |
| (13) Interest payment date: | February 20 and August 20 of each year |
| (14) Covenants: | Negative pledge |
| (15) Ratings: | AA (Japan Credit Rating Agency, Ltd.) |
| (16) Fiscal agent /Issuing and payment agent: | Mizuho Bank, Ltd. |

Disclaimer:

This English language document is provided as a service and is not intended to be an official statement. Should a discrepancy be found, the Japanese original will always govern the meaning and interpretation.

(17) Underwriters: SMBC Nikko Securities Inc.
Mizuho Securities Co., Ltd.

2. Reason for bond issuance

To secure funds needed for the redemption of eighth series unsecured investment corporation bonds (4,000 million yen) coming due on February 21, 2020.

3. Amount, timing, and use of the bond sale proceeds

(1) Net amount of proceeds: approximately 3,980 million yen

(2) Timing and use:

The proceeds from the bond issuance will be used as a source of funds for the redemption of eighth series unsecured investment corporation bonds (4,000 million yen) coming due on February 21, 2020. The difference (20 million yen) between the amount of funds to be procured and funds for the redemption will be allotted from cash on hand.

4. Status of loans and bonds after the bond issuance

(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 (Note)	—
Total	155,000	155,000	—

(Note) Balance after the redemption of eighth series unsecured investment corporation bonds coming due on February 21, 2020

Disclaimer:

This English language document is provided as a service and is not intended to be an official statement. Should a discrepancy be found, the Japanese original will always govern the meaning and interpretation.