

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, February 17, 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 loan.

2. Loan details

[Long-term loan]

(Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
THE HACHIJUNI BANK,LTD.	1,000	0.34250% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2020 February 28, 2025

3. Use of funds

Repayment of existing loan.

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4. Repayment details

[Long-term loan]

(Million yen)

Lender	Repayment Amount	Repayment Date
THE HACHIJUNI BANK,LTD.	1,000	February 28, 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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