

February 26, 2020

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)

Asset Management Company:

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Michio Yamamoto

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Notice of a New Loan and Extension of period of Credit Line Agreement (Uncommitted)

Tokyo, February 26, 2020 – Mori Trust Sogo Reit, Inc. (MTR) has announced details of a new loan and the extension of period of credit line agreement (uncommitted) 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 Norinchukin Bank | 3,000 | 0.38000% fixed interest rate | Unsecured/ non-guaranteed Bullet payment | February 28, 2020 February 26, 2027 |

3. Use of funds

Repayment of existing loan.

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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.

4. Repayment details

[Long-term loan]

(Million yen)

| Lender | Repayment Amount | Repayment Date |
|-----------------|------------------|-------------------|
| MUFG Bank, Ltd. | 3,000 | February 28, 2020 |

II. Extension of period of Credit Line Agreement (Uncommitted)

1. Reason for extension of period

To ensure flexible fund procurement by extending current agreement

2. Details

(Million yen)

| Lender | Maximum Limit for Credit Line | Loan Type and Repayment Method | Expiration Date (current) | Expiration Date (new) |
|-------------------------------------|-------------------------------|--|---------------------------|-----------------------|
| Mizuho Bank, Ltd. | 10,000 | Unsecured/ non-guaranteed Bullet payment | February 28, 2020 | February 26, 2021 |
| Sumitomo Mitsui Banking Corporation | 10,000 | Unsecured/ non-guaranteed Bullet payment | February 28, 2020 | February 26, 2021 |

III. 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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