April 8, 2020

Press Release

Issuer of Real Estate Investment Trust Securities
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Notice of New Loans

Tokyo, April 8, 2020 – Mori Trust Sogo Reit, Inc. (MTR) has announced details of new loans as follows:

Ⅰ. New Loans

1. Reason for loans

Due to the repayment of existing loans, which reaches maturity April 10, 2020 and April 13, 2020

2. Loan details

[Short-term loan] (Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Mizuho Bank, Ltd.	2,000	Basic interest rate(JBA Japanese Yen TIBOR) + 0.13%	Unsecured/ non-guaranteed Bullet payment	April 10, 2020 April 9, 2021

(Note) Basic interest rate will refer to the interest rate in JBA Yen-TIBOR that corresponds to the interest calculation period, and will be determined two business days prior to drawdown date or the most recent preceding interest payment date. Basic interest rate to be applied from drawdown date to April 30, 2020 which is the first interest payment date will be JBA 1-month Japanese Yen TIBOR. In the event that an interest rate other than JBA 1-month Japanese Yen TIBOR is applied, MTR will make a separate announcement.
With regard to JBA Japanese Yen TIBOR, please refer to the website of JBATA.
(http://www.jbatibor.or.jp/english/)

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[Long-term loan] (Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Sumitomo Mitsui Trust Bank, Limited	4,000	0.36980% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	April 13, 2020 April 11, 2025

3. Use of funds

Repayment of existing loans.

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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