October 7, 2020

Press Release

Issuer of Real Estate Investment Trust Securities
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Notice of New Loans

Tokyo, October 7, 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 reach maturity October 9, 2020.

2. Loan details

[Short-term loan] (Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Sumitomo Mitsui Banking Corporation	2,500	Basic interest rate(JBA 1-month Japanese Yen TIBOR) + 0.13%	Unsecured/ non-guaranteed Bullet payment	October 9, 2020 October 8, 2021

(Note) Basic interest rate to be applied from now on will be JBA 1-month Japanese Yen TIBOR which JBATA releases two business days prior to drawdown date or the last day of each month(if such date is not a business day, the previous day will be the date.).
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 loans] (Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Sumitomo Mitsui Banking Corporation	3,000	0.26755% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	October 9, 2020 April 9, 2024
Sumitomo Mitsui Banking Corporation	3,000	0.29380% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	October 9, 2020 October 9, 2024
Total	6,000	—	—	—

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	13,000	10,000	-3,000
Long-term loans	130,000	133,000	+3,000
Investment Corporation Bonds	12,000	12,000	—
Total	155,000	155,000	—

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