

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.

Masayuki Yagi,

President and Representative Director

Contact:

Michio Yamamoto

Director and General Manager, Planning and Financial Department

Phone: +81-3-6435-7011

## Notice of New Loans

**Tokyo, August 29, 2017** – Mori Trust Sogo Reit, Inc. (MTR) has announced details of new loans as follows:

### 1. Reason for loans

Due to the maturity of existing loans.

### 2. Loan details

[Short-term loan]

(Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Mitsubishi UFJ Trust and Banking Corporation	3,000	Basic interest rate(JBA 1-month Japanese Yen TIBOR) + 0.13%	Unsecured/ non-guaranteed Bullet payment	August 31, 2017 August 31, 2018

(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 the last day of each month(if such date is not a business day, the previous day will be the date.). (As of August 29, 2017, JBA 1-month Japanese Yen TIBOR is 0.03000 %)

With regard to JBA Japanese Yen TIBOR, please refer to the website of JBATA.

(<http://www.jbatibor.or.jp/english/>) In the event that an interest rate other than JBA 1-month Japanese Yen TIBOR is applied, MTR will make a separate announcement.

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.

[Long-term loans]

(Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Mizuho Bank, Ltd.	1,500	0.37380% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 31, 2017 August 31, 2021
Sumitomo Mitsui Trust Bank, Limited	3,500	0.44380% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 31, 2017 August 31, 2022
Total	5,000	—	—	—

### 3. Use of funds

The new loans will be used to repay a portion of existing loans.

### 4. Repayment details

[Short-term loan]

(Million yen)

Lender	Repayment Amount	Repayment Date
Mitsubishi UFJ Trust and Banking Corporation	3,500	August 31, 2017

[Long-term loans]

(Million yen)

Lender	Repayment Amount	Repayment Date
Sumitomo Mitsui Trust Bank, Limited	5,500	August 31, 2017
Mizuho Bank, Ltd.	4,000	August 31, 2017
Mitsubishi UFJ Trust and Banking Corporation	1,000	August 31, 2017
Total	10,500	—

**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.

## 5. Status of loans and bonds after the new loans

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	6,000	5,500	-500
Long-term loans	140,500	135,000	-5,500
Investment Corporation Bonds	13,000	13,000	—
Total	159,500	153,500	-6,000

(Note) A decrease in interest-bearing debt (6 billion yen) is attributable to the application of sales from the transfer of Ito-Yokado Shin-Urayasu to the repayment of debt.

For further details, please refer to the press release “Sale of Asset (Ito-Yokado Shin-Urayasu)” dated May 16, 2017 and “Partial Revision of Sale Agreement and Completion of Sale of Asset(Ito-Yokado Shin-Urayasu)” dated July 31, 2017.

**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.