

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:

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Masayuki Yagi,

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## Notice of New Loans

**Tokyo, December 22, 2017** – Mori Trust Sogo Reit, Inc. (MTR) has announced details of new loans as follows:

### □. New Loans

#### 1. Reason for loans

Due to the maturity of existing loans.

#### 2. Loan details

[Long-term loans]

(Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Mitsubishi UFJ Trust and Banking Corporation	1,000	0.33750% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	December 26, 2017 December 25, 2020
Sumitomo Mitsui Trust Bank, Limited	1,000	0.40630% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	December 26, 2017 December 24, 2021
Total	2,000	—	—	—

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### 3. Use of funds

Repayment of existing loans.

### 4. Repayment details

[Long-term loans]

(Million yen)

Lender	Repayment Amount	Repayment Date
Mitsubishi UFJ Trust and Banking Corporation	1,000	December 26, 2017
Sumitomo Mitsui Trust Bank, Limited	1,000	December 26, 2017
Total	2,000	—

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

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	5,500	5,500	—
Long-term loans	133,500	133,500	—
Investment Corporation Bonds	13,000	13,000	—
Total	152,000	152,000	—

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