

Press Release

Issuer of Real Estate Investment Trust Securities

MORI TRUST Sogo Reit, Inc.

4-3-1 Toranomon, Minato-ku, Tokyo

Satoshi Horino,

Executive Director

(TSE code 8961)

Asset Management Company:

MORI TRUST Asset Management Co., Ltd.

Satoshi Horino,

President and Representative Director

Contact:

Michio Yamamoto

Director and General Manager, Planning and Financial Department

Phone: +81-3-6435-7011

Notice of New Loans

January 27, 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

[Long-term loans]

(Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
The Bank of Fukuoka, Ltd	500	0.32750% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	January 31, 2017 January 31, 2020
The Bank of Fukuoka, Ltd	2,000	0.46880% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	January 31, 2017 January 31, 2022
Total	2,500	—	—	—

3. Use of funds

Repayment of existing loans

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.

4. Repayment details

[Long-term loans]

(Million yen)

Lender	Repayment Amount	Repayment Date
The Bank of Fukuoka, Ltd	2,000	January 31, 2017
The Bank of Fukuoka, Ltd	500	January 31, 2017
Total	2,500	—

5. Status of loans and bonds after the new loans

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	6,000	6,000	—
Long-term loans	141,000	141,000	—
Investment Corporation Bonds	13,000	13,000	—
Total	160,000	160,000	—

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.