

Press Release

Issuer of Real Estate Investment Trust Securities

MORI TRUST Sogo Reit, Inc.

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Satoshi Horino,

Executive Director

(TSE code 8961)

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Notice of Loan Refinance and Extension of period of Credit Line Agreement (Uncommitted)

Tokyo, February 25, 2015 – Mori Trust Sogo Reit, Inc. (MTR) has announced details of loan refinance and the extension of period of credit line agreement (uncommitted) as follows:

I. Loan Refinance

1. Reason for refinance

Due to the maturity of existing loans

2. Loan details

[Short-term loans]

(Million yen)

Lender	Loan Amount	Interest Rate (Note)	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Mizuho Bank, Ltd.	1,500	Basic interest rate(JBA 1-month Japanese Yen TIBOR) + 0.2%	Unsecured/ non-guaranteed Bullet payment	February 27, 2015 February 29, 2016
Sumitomo Mitsui Trust Bank, Limited	1,500	Basic interest rate(JBA 1-month Japanese Yen TIBOR) + 0.2%	Unsecured/ non-guaranteed Bullet payment	February 27, 2015 February 29, 2016

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Mizuho Trust & Banking co.,Ltd.	1,000	Basic interest rate(JBA 1-month Japanese Yen TIBOR) + 0.2%	Unsecured/ non-guaranteed Bullet payment	February 27, 2015 February 29, 2016
Total	4,000	—	—	—

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 February 25, 2015, JBA 1-month Japanese Yen TIBOR is 0.13000%)

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.

[Long-term loans]

(Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Sumitomo Mitsui Trust Bank, Limited	3,000	0.63125% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	February 27, 2015 February 28, 2020
Development Bank of Japan Inc.	3,000	0.84375% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	February 27, 2015 February 28, 2022
Total	6,000	—	—	—

3. Use of funds

Repayment of existing loans

4. Repayment details

[Short-term loans]

(Million yen)

Lender	Repayment Amount	Repayment Date
Mizuho Bank, Ltd.	1,500	February 27, 2015
Sumitomo Mitsui Trust Bank, Limited	1,500	February 27, 2015
Sumitomo Mitsui Trust Bank, Limited	1,000	February 27, 2015
Mizuho Trust & Banking co.,Ltd.	1,000	February 27, 2015
Total	5,000	—

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[Long-term loans]

(Million yen)

Lender	Repayment Amount	Repayment Date
Development Bank of Japan Inc.	3,000	February 27, 2015
Sumitomo Mitsui Trust Bank, Limited	2,000	February 27, 2015
Total	5,000	—

II. Extension of period of Credit Line Agreement (Uncommitted)

1. Reason for extension of period

To ensure flexible fund procurement by extending current agreement

2. Details

(Million yen)

Lender	Maximum Limit for Credit Line	Loan Type and Repayment Method	Expiration Date (current)	Expiration Date (new)
Mizuho Bank, Ltd.	10,000	Unsecured/ non-guaranteed Bullet payment	February 27, 2015	February 29, 2016
Sumitomo Mitsui Banking Corporation	10,000	Unsecured/ non-guaranteed Bullet payment	February 27, 2015	February 29, 2016

III. Status of loans and bonds after the new loans and repayment of existing loans

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	18,000	17,000	-1,000
Long-term loans	137,000	138,000	+1,000
Investment Corporation Bonds	16,000	16,000	—
Total	171,000	171,000	—

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