

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

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Notice of New Loans

Tokyo, April 20, 2016 – Mori Trust Sogo Reit, Inc. (MTR) has announced details of new loans as follows:

1. Reason for loan

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 |
|--------------------------|-------------|---------------------------------|------------------------------------------------|----------------------------------|
| Resona Bank, Limited | 1,000 | 0.28000% fixed interest rate | Unsecured/ non-guaranteed Bullet payment | April 22, 2016 April 22, 2021 |
| The Bank of Fukuoka, Ltd | 1,000 | 0.42750% fixed interest rate | Unsecured/ non-guaranteed Bullet payment | April 22, 2016 April 21, 2023 |

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 |
|--------------------------|------------------|----------------|
| Resona Bank, Limited | 1,000 | April 22, 2016 |
| The Bank of Fukuoka, Ltd | 1,000 | April 22, 2016 |

5. Status of loans and bonds after the new loans

(Million yen)

| | Before | After | Increase/Decrease |
|------------------------------|---------|---------|-------------------|
| Short-term loans | 7,000 | 7,000 | — |
| Long-term loans | 141,000 | 141,000 | — |
| Investment Corporation Bonds | 13,000 | 13,000 | — |
| Total | 161,000 | 161,000 | — |

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