

## Press Release

Issuer of Real Estate Investment Trust Securities

MORI TRUST Sogo Reit, Inc.

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Masayuki Yagi,

Executive Director

(TSE code 8961)

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## Notice of New Loans

**Tokyo, April 9, 2019** – Mori Trust Sogo Reit, Inc. (MTR) has announced details of new loans as follows:

### I . New Loans

#### 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
Mizuho Bank, Ltd.	2,000	Basic interest rate(JBA Japanese Yen TIBOR) + 0.13%	Unsecured/ non-guaranteed Bullet payment	April 12, 2019 April 10, 2020

(Note) Basic interest rate will refer to the interest rate in JBA Yen-TIBOR that corresponds to the interest calculation period, and will be determined two business days prior to drawdown date or the most recent preceding interest payment date. Basic interest rate to be applied from drawdown date to April 26, 2019 which is the first interest payment date will be JBA 1 -month Japanese Yen TIBOR. In the event that an interest rate other than JBA 1-month Japanese Yen TIBOR is applied, MTR will make a separate announcement.

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

<http://www.jbatibor.or.jp/english/>

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Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Development Bank of Japan Inc.	2,000	0.36380% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	April 11, 2019 April 11, 2024
Mizuho Bank, Ltd.	1,000	0.36380% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	April 11, 2019 April 11, 2024
Total	3,000	—	—	—

### 3. Use of funds

Repayment of existing loans.

### 4. Repayment details

[Short-term loan]

(Million yen)

Lender	Repayment Amount	Repayment Date
Mizuho Bank, Ltd.	2,000	April 12, 2019

[Long-term loans]

(Million yen)

Lender	Repayment Amount	Repayment Date
Development Bank of Japan Inc.	2,000	April 11, 2019
Mizuho Bank, Ltd.	1,000	April 11, 2019
Total	3,000	—

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

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	5,000	5,000	—
Long-term loans	138,000	138,000	—
Investment Corporation Bonds	12,000	12,000	—
Total	155,000	155,000	—

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