

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 New Loans

**Tokyo, April 8, 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 loan and increase in liquidity in hand. (Note)

(Note) MTR allocates cash on hand for the repayment of existing loan , short-term loan(500 million) from Mizuho Bank, Ltd., which was due on April 8, 2016.

### 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 1-month Japanese Yen TIBOR) + 0.13%	Unsecured/ non-guaranteed Bullet payment	April 12, 2016 April 12, 2017

(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 April 8, 2016, JBA 1-month Japanese Yen TIBOR is 0.07182 %) 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.

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[Long-term loan]

(Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Mizuho Bank, Ltd.	3,500	0.47250% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	April 12, 2016 April 12, 2023

### 3. Use of funds

Repayment of existing loan and increase in liquidity in hand

### 4. Repayment details

[Long-term loan]

(Million yen)

Lender	Repayment Amount	Repayment Date
Mizuho Bank, Ltd.	5,000	April 12, 2016

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

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	5,000	7,000	+2,000
Long-term loans	142,500	141,000	-1,500
Investment Corporation Bonds	13,000	13,000	—
Total	160,500	161,000	+500 (Note)

(Note) As a 500 million loan, which was due on April 8, 2016, is repaid from cash on hand as described in footnote of '1. Reason for loan', this increase covers that amount. Total interest-bearing liabilities stays in the same amount prior to the repayment above.

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