

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

Tokyo, April 8, 2015 – Mori Trust Sogo Reit, Inc. (MTR) has announced details of loan refinance as follows:

1. Reason for refinance

Due to the maturity of existing loan

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.	3,000	Basic interest rate(JBA 1-month Japanese Yen TIBOR) + 0.2%	Unsecured/ non-guaranteed Bullet payment	April 10, 2015 April 8, 2016

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, 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.

3. Use of funds

Repayment of existing loan

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4. Repayment details

[Short-term loan]

(Million yen)

Lender	Repayment Amount	Repayment Date
Mizuho Bank, Ltd.	3,000	April 10, 2015

5. Status of loans and bonds after the new loan and repayment of existing loan

(Million yen)

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

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