

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 and Extension of period of Credit Line Agreement (Uncommitted)

Tokyo, February 24, 2017 – Mori Trust Sogo Reit, Inc. (MTR) has announced details of new loans and the extension of period of credit line agreement (uncommitted) as follows:

I. New loans

1. Reason for loans

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
The Hachijuni Bank, Ltd.	1,000	0.33630% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2017 February 28, 2020
The Dai-ichi Life Insurance Company, Limited	500	0.45130% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2017 February 28, 2022
Development Bank of Japan Inc.	1,500	0.64000% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2017 February 29, 2024

Disclaimer:

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Total	3,000	—	—	—
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3. Use of funds

The new loans will be used to repay a portion of existing loans.

4. Repayment details

[Long-term loans]

(Million yen)

Lender	Repayment Amount	Repayment Date
Development Bank of Japan Inc.	2,000	February 28, 2017
The Hachijuni Bank, Ltd.	1,000	February 28, 2017
The Dai-ichi Life Insurance Company, Limited	500	February 28, 2017
Total	3,500	—

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 28, 2017	February 28, 2018
Sumitomo Mitsui Banking Corporation	10,000	Unsecured/ non-guaranteed Bullet payment	February 28, 2017	February 28, 2018

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

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	6,000	6,000	—
Long-term loans	141,000	140,500	-500

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Investment Corporation Bonds	13,000	13,000	—
Total	160,000	159,500	-500

(Note) MTR allocates cash on hand for the repayment of existing loans(500 million yen)

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