

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)

Asset Management Company:

MORI TRUST Asset Management Co., Ltd.

Satoshi Horino,

President and Representative Director

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Notice of Loan Refinance

Tokyo, January 28, 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

[Long-term loan]

(Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
The Bank of Fukuoka, Ltd.	500	0.62375% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	January 30, 2015 January 31, 2020

3. Use of funds

Repayment of existing loan

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4. Repayment details

[Long-term loan]

(Million yen)

Lender	Repayment Amount	Repayment Date
The Bank of Fukuoka, Ltd.	500	January 30, 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	18,000	18,000	—
Long-term loans	137,000	137,000	—
Investment Corporation Bonds	16,000	16,000	—
Total	171,000	171,000	—

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