

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, December 24, 2014 – Mori Trust Sogo Reit, Inc. (MTR) has announced details of loan refinance as follows:

1. Reason for refinance

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
Sumitomo Mitsui Trust Bank, Limited	1,000	0.45500% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	December 26, 2014 December 26, 2017
Mitsubishi UFJ Trust and Banking Corporation	1,000	0.45500% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	December 26, 2014 December 26, 2017
Mizuho Bank, Ltd.	1,000	0.62000% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	December 26, 2014 December 26, 2019

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The Bank of Fukuoka, Ltd.	500	0.62000% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	December 26, 2014 December 26, 2019
Resona Bank, Limited.	500	0.62000% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	December 26, 2014 December 26, 2019
Nippon Life Insurance Company	500	0.62000% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	December 26, 2014 December 26, 2019
The Nishi-Nippon City Bank, Ltd.	500	0.57000% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	December 26, 2014 December 26, 2019
Sumitomo Mitsui Banking Corporation	1,000	0.82875% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	December 26, 2014 December 24, 2021
Aozora Bank, Ltd.	500	0.82875% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	December 26, 2014 December 24, 2021
Total	6,500	—	—	—

3. Use of funds

Partial repayment of existing loans

4. Repayment details

[Short-term loans]

(Million yen)

Lender	Repayment Amount	Repayment Date
Sumitomo Mitsui Trust Bank, Limited	9,000	December 26, 2014
Mizuho Bank, Ltd.	8,000	December 26, 2014
Sumitomo Mitsui Banking Corporation	8,000	December 26, 2014
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	6,500	December 26, 2014
Total	31,500	—

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

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	49,500	18,000	-31,500
Long-term loans	130,500	137,000	+6,500
Investment Corporation Bonds	16,000	16,000	—
Total	196,000	171,000	-25,000

Of the repayment funds related to this refinancing 25,000 million yen will be appropriated from proceeds from the sale of the 50% co-owned interest in the Ginza MTR Building and the Mita MT Building.

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