

Press Release

Issuer of Real Estate Investment Trust Securities

MORI TRUST Sogo Reit, Inc.

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Masayuki Yagi,

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(TSE code 8961)

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Notice of New Loans

Tokyo, January 17, 2018 – Mori Trust Sogo Reit, Inc. (MTR) has announced details of new loans as follows:

I. New Loans

1. Reason for loans and use of funds

To meet funding requirements for the acquisition of a property (Hiroo SK Building) (Please refer to the press release dated December 26, 2017 “Acquisition of Asset - Hiroo SK Building”)

2. Loan details

[Long-term loans]

(Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Mizuho Bank, Ltd.	1,000	0.31500% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	January 19, 2018 January 19, 2021
Development Bank of Japan Inc.	500	0.31500% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	January 19, 2018 January 19, 2021
Sumitomo Mitsui Banking Corporation	2,500	0.37630% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	January 19, 2018 January 19, 2022
Mizuho Bank, Ltd.	500	0.37630% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	January 19, 2018 January 19, 2022

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Sumitomo Mitsui Trust Bank, Limited	1,500	0.44250% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	January 19, 2018 January 19, 2023
Mizuho Bank, Ltd.	500	0.44250% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	January 19, 2018 January 19, 2023
Mizuho Bank, Ltd.	1,500	0.55500% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	January 19, 2018 January 17, 2025
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	500	0.55500% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	January 19, 2018 January 17, 2025
Total	8,500	—	—	—

II. Status of loans and bonds after the new loans

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	5,500	5,500	—
Long-term loans	133,500	142,000	+ 8,500
Investment Corporation Bonds	13,000	13,000	—
Total	152,000	160,500	+ 8,500

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