

Press Release

Issuer of Real Estate Investment Trust Securities

MORI TRUST Sogo Reit, Inc.

2-11-7 Akasaka, Minato-ku, Tokyo

Satoshi Horino,

Executive Director

(TSE code 8961)

Asset Management Company:

MORI TRUST Asset Management Co., Ltd.

Satoshi Horino,

President and Representative Director

Contact:

Michio Yamamoto

Director

Phone: +81-3-3568-8311

Notice of a New Loan

Tokyo, September 28, 2015 – Mori Trust Sogo Reit, Inc. (MTR) has announced details of a new loan as follows:

1. Reason for loan and use of funds

To secure more solid financial stability by increasing liquidity in hand and the ratio of long-term debt to interest-bearing debt.

2. Loan details

[Long-term loan]

(Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Nippon Life Insurance Company	1,000	0.54750 % fixed interest rate	Unsecured/ non-guaranteed Bullet payment	September 30, 2015 September 30, 2020

Disclaimer:

This English language document is provided as a service and is not intended to be an official statement. Should a discrepancy be found, the Japanese original will always govern the meaning and interpretation.

3. Status of loans and bonds after the new loan

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	8,000	8,000	–
Long-term loans	140,000	141,000	+1,000
Investment Corporation Bonds	16,000	16,000	–
Total	164,000	165,000	+1,000

Disclaimer:

This English language document is provided as a service and is not intended to be an official statement. Should a discrepancy be found, the Japanese original will always govern the meaning and interpretation.