

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, April 9, 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 loans

### 2. Loan details

[Long-term loans]

(Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Mitsubishi UFJ Trust and Banking Corporation	4,500	0.46875% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	April 13, 2015 April 13, 2018
Sumitomo Mitsui Trust Bank, Limited	4,000	0.65375% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	April 13, 2015 April 13, 2020
Total	8,500	—	—	—

### 3. Use of funds

Repayment of existing loans

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#### 4. Repayment details

[Long-term loans]

(Million yen)

Lender	Repayment Amount	Repayment Date
Mitsubishi UFJ Trust and Banking Corporation	4,500	April 13, 2015
Sumitomo Mitsui Trust Bank, Limited	4,000	April 13, 2015
Total	8,500	—

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

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	17,000	17,000	—
Long-term loans	138,000	138,000	—
Investment Corporation Bonds	16,000	16,000	—
Total	171,000	171,000	—

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