

Press Release

Issuer of Real Estate Investment Trust Securities

MORI TRUST Sogo Reit, Inc.

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(TSE code 8961)

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Notice of Loan Refinance and Extension of period of Credit Line Agreement (Uncommitted)

Tokyo, February 25, 2016 – Mori Trust Sogo Reit, Inc. (MTR) has announced details of loan refinance and the extension of period of credit line agreement (uncommitted) as follows:

I. Loan Refinance

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	3,000	0.19500% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	February 29, 2016 February 28, 2020
Sumitomo Mitsui Trust Bank, Limited	1,500	0.27380% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	February 29, 2016 February 26, 2021
Mizuho Bank, Ltd.	1,000	0.27380% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	February 29, 2016 February 26, 2021

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Sumitomo Mitsui Trust Bank, Limited	1,000	0.45250% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	February 29, 2016 February 28, 2023
Mizuho Trust & Banking co.,Ltd.	1,000	0.45250% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	February 29, 2016 February 28, 2023
Total	7,500	—	—	—

3. Use of funds

Repayment of existing loans

4. Repayment details

[Short-term loan]

(Million yen)

Lender	Repayment Amount	Repayment Date
Mizuho Trust & Banking co.,Ltd.	1,000	February 29, 2016

[Long-term loans]

(Million yen)

Lender	Repayment Amount	Repayment Date
Mitsubishi UFJ Trust and Banking Corporation	3,000	February 29, 2016
Sumitomo Mitsui Trust Bank, Limited	2,500	February 29, 2016
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,000	February 29, 2016
Total	6,500	—

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II. Extension of period of Credit Line Agreement (Uncommitted)

1. Reason for extension of period

To ensure flexible fund procurement by extending current agreement

2. Details

(Million yen)

Lender	Maximum Limit for Credit Line	Loan Type and Repayment Method	Expiration Date (current)	Expiration Date (new)
Mizuho Bank, Ltd.	10,000	Unsecured/ non-guaranteed Bullet payment	February 29, 2016	February 28, 2017
Sumitomo Mitsui Banking Corporation	10,000	Unsecured/ non-guaranteed Bullet payment	February 29, 2016	February 28, 2017

III. Status of loans and bonds after the new loans and repayment of existing loans

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	8,000	7,000	-1,000
Long-term loans	140,000	141,000	+1,000
Investment Corporation Bonds	13,000	13,000	—
Total	161,000	161,000	—

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