

Press Release

Issuer of Real Estate Investment Trust Securities

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Notice of New Loans and Extension of period of Credit Line Agreement (Uncommitted)

Tokyo, February 26, 2018 – Mori Trust Sogo Reit, Inc. (MTR) has announced details of new loans and the extension of period of credit line agreement (uncommitted) as follows:

I . New Loans

1. Reason for loans

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 Banking Corporation	1,500	0.41750% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2018 February 28, 2022
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	500	0.41750% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2018 February 28, 2022

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The Bank of Tokyo-Mitsubishi UFJ, Ltd.	2,500	0.49130% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2018 February 28, 2023
Mizuho Bank, Ltd.	2,000	0.49130% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2018 February 28, 2023
Mizuho Bank, Ltd.	1,000	0.65000% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2018 February 28, 2025
Sumitomo Mitsui Banking Corporation	1,000	0.65000% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2018 February 28, 2025
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	500	0.65000% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2018 February 28, 2025
Total	9,000	—	—	—

3. Use of funds

The new loans will be used to repay a portion of existing loans.

4. Repayment details

[Long-term loans]

(Million yen)

Lender	Repayment Amount	Repayment Date
Sumitomo Mitsui Banking Corporation	5,000	February 28, 2018
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	5,000	February 28, 2018
Mizuho Bank, Ltd.	3,000	February 28, 2018
Total	13,000	—

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

1. Reason for extension of period

To ensure flexible fund procurement by extending current agreement

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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 28, 2018	February 28, 2019
Sumitomo Mitsui Banking Corporation	10,000	Unsecured/ non-guaranteed Bullet payment	February 28, 2018	February 28, 2019

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

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	5,500	5,500	—
Long-term loans	142,000	138,000	-4,000 (Note1)
Investment Corporation Bonds	13,000	9,000	-4,000 (Note2)
Total	160,500	152,500	-8,000

(Note1) MTR allocates cash on hand for the repayment of existing long-term loans(4 billion yen).

(Note2) MTR allocates cash on hand for the redemption of Fifth series unsecured investment corporation bonds(4 billion yen) that came due on February 26,2018.

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