

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 New Loans

**Tokyo, August 29, 2016** – Mori Trust Sogo Reit, Inc. (MTR) has announced details of new loans as follows:

### 1. Reason for loan

Due to the maturity of existing loans.

### 2. Loan details

[Short-term loan]

(Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Mitsubishi UFJ Trust and Banking Corporation	3,500	Basic interest rate(JBA 1-month Japanese Yen TIBOR) + 0.13%	Unsecured/ non-guaranteed Bullet payment	August 31, 2016 August 31, 2017

(Note) Basic interest rate to be applied from now on will be JBA 1-month Japanese Yen TIBOR which JBATA releases two business days prior to the last day of each month(if such date is not a business day, the previous day will be the date.). (As of August 29, 2016, JBA 1-month Japanese Yen TIBOR is 0.03182 %)

With regard to JBA Japanese Yen TIBOR, please refer to the website of JBATA.

(<http://www.jbatibor.or.jp/english/>) In the event that an interest rate other than JBA 1-month Japanese Yen TIBOR is applied, MTR will make a separate announcement.

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[Long-term loans]

(Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Tokio Marine & Nichido Fire Insurance Co., Ltd.	500	0.16500% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 31, 2016 August 30, 2019
Mizuho Bank, Ltd.	1,000	0.33500% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 31, 2016 August 31, 2021
Sumitomo Mitsui Trust Bank, Limited	2,000	0.40380% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 31, 2016 August 31, 2022
Mizuho Bank, Ltd.	1,500	0.47750% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 31, 2016 August 31, 2023
Resona Bank, Limited.	1,000	0.47750% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 31, 2016 August 31, 2023
Total	6,000	—	—	—

### 3. Use of funds

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

### 4. Repayment details

[Short-term loans]

(Million yen)

Lender	Repayment Amount	Repayment Date
Mitsubishi UFJ Trust and Banking Corporation	3,500	August 31, 2016
Resona Bank, Limited.	1,000	August 31, 2016
Total	4,500	—

[Long-term loans]

(Million yen)

Lender	Repayment Amount	Repayment Date
Sumitomo Mitsui Trust Bank, Limited	2,000	August 31, 2016
Mizuho Bank, Ltd.	1,000	August 31, 2016
Mizuho Bank, Ltd.	1,000	August 31, 2016
Sumitomo Mitsui Banking Corporation	1,000	August 31, 2016

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Development Bank of Japan Inc.	500	August 31, 2016
Nippon Life Insurance Company	500	August 31, 2016
Total	6,000	—

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

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	6,500	5,500	-1,000
Long-term loans	141,500	141,500	—
Investment Corporation Bonds	13,000	13,000	—
Total	161,000	160,000	-1,000

(Note) MTR allocates cash on hand for the repayment of existing loans(1,000 million yen)

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