

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 New Loans

Tokyo, March 20, 2018 – Mori Trust Sogo Reit, Inc. (MTR) has announced details of new loans as follows:

I. New Loans

1. Reason for loans and use of funds

Due to increase in liquidity in hand. (Note)

(Note) 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.

2. Loan details

[Short-term loan]

(Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Mizuho Bank, Ltd.	1,500	Basic interest rate(JBA Japanese Yen TIBOR) + 0.13%	Unsecured/ non-guaranteed Bullet payment	March 23, 2018 March 22, 2019
Sumitomo Mitsui Trust Bank, Limited	1,500	Basic interest rate(JBA Japanese Yen TIBOR) + 0.13%	Unsecured/ non-guaranteed Bullet payment	March 23, 2018 March 22, 2019
Total	3,000	—	—	—

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(Note) Basic interest rate to be applied from drawdown date to March 30,2018 which is the first interest payment date will be 0.00364%. Basic interest rate applied on the subsequent interest payment dates will refer to the interest rate in JBA Yen-TIBOR that corresponds to the interest calculation period, and will be determined two business days prior to the most recent preceding interest payment date.

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

(<http://www.jbatibor.or.jp/english/>)

II . Status of loans and bonds after the new loans

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	5,500	8,500	+3,000
Long-term loans	137,500	137,500	—
Investment Corporation Bonds	9,000	9,000	—
Total	152,000	155,000	+3,000

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