

## Press Release

## Issuer of Real Estate Investment Trust Securities

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Satoshi Horino,

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(TSE code 8961)

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## Notice Concerning Issuance of Investment Corporation Bonds

**Tokyo, February 6, 2015** – Mori Trust Sogo Reit, Inc. (MTR) announced today its decision to issue a total of 5 billion yen in investment corporation bonds.

### 1. Outline of the investment corporation bonds

- |                          |   |
|--------------------------|---|
| (1) Name of bonds:       | (i) MORI TRUST Sogo Reit, Inc. Fifth Series Unsecured Investment Corporation Bonds (Ranking Pari Passu among the specified Investment Corporation Bonds)<br>(ii) MORI TRUST Sogo Reit, Inc. Sixth Series Unsecured Investment Corporation Bonds (Ranking Pari Passu among the specified Investment Corporation Bonds) |
|                          | In the following items, matters common to the (i) and (ii) are not described separately with regard to the respective series.   |
| (2) Issue amount:        | (i) 4 billion yen<br>(ii) 1 billion yen<br>A total of 5 billion yen   |
| (3) Bond certificate:    | The Bonds Transfer Act is applicable to the bonds, thus investment corporation bond certificates will not be issued.  |
| (4) Issuance price:      | 100 yen per 100 yen face value  |
| (5) Redemption price:    | 100 yen per 100 face value  |
| (6) Interest rate:       | (i) 0.181% per annum<br>(ii) 1.066% per annum   |
| (7) Amount per offering: | 100 million yen   |
| (8) Offering method:     | Public placement  |
| (9) Date of offering:    | February 6, 2015  |
| (10) Date of payment:    | February 26, 2015   |
| (11) Collateral:         | There is no secured mortgage or guarantee on the bonds. There are no assets reserved as security for the bonds.   |

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- (12) Redemption method and date: (i) The total amount to be redeemed on February 26, 2018  
 (ii) The total amount to be redeemed on February 26, 2027  
 The corporation bonds may be repurchased and cancelled at any time after the date of payment unless otherwise specified by the transfer agent.
- (13) Interest payment date: February 26 and August 26 of each year
- (14) Covenants: Negative pledge
- (15) Ratings: AA (Japan Credit Rating Agency, Ltd.)
- (16) Fiscal agent /Issuing and payment agent: Sumitomo Mitsui Trust Bank, Limited
- (17) Underwriters: SMBC Nikko Securities Inc.

## 2. Reason for bond issuance

To secure funds needed for the redemption of second series unsecured investment corporation bonds coming due on February 27, 2015.

## 3. Amount, timing, and use of the bond sale proceeds

(1) Net amount of proceeds: approximately 4,971 million yen

(2) Timing and use:

The proceeds from the bond issuance will be used as a source of funds for the redemption of second series unsecured investment corporation bonds coming due on February 27, 2015.

## 4. Status of loans and bonds after the bond issuance

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	18,000	18,000	—
Long-term loans	137,000	137,000	—
Investment Corporation Bonds	16,000	16,000 (Note )	—
Total	171,000	171,000	—

(Note) Balance after the redemption of second series unsecured investment corporation bonds coming due on February 27, 2015

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