

Press Release

Issuer of Real Estate Investment Trust Securities

MORI TRUST Sogo Reit, Inc.

2-11-7 Akasaka, Minato-ku, Tokyo

Satoshi Horino,

Executive Director

(TSE code 8961)

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## Notice of Loan Refinance

**Tokyo, March 27, 2015** – Mori Trust Sogo Reit, Inc. (MTR) has announced details of loan refinance as follows:

### 1. Reason for refinance

Due to the maturity of existing loan

### 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 | 1,500       | Basic interest rate(JBA 1-month Japanese Yen TIBOR) + 0.2% | Unsecured/<br>non-guaranteed<br>Bullet payment | March 31, 2015<br>March 31, 2016 |

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 March 27, 2015, JBA 1-month Japanese Yen TIBOR is 0.13000%)

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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### 3. Use of funds

Repayment of existing loan

### 4. Repayment details

[Short-term loan]

(Million yen)

| Lender                                       | Repayment Amount | Repayment Date |
|--|------------------|----------------|
| Mitsubishi UFJ Trust and Banking Corporation | 1,500            | March 31, 2015 |

### 5. Status of loans and bonds after the new loan and repayment of existing loan

(Million yen)

|                              | Before  | After   | Increase/Decrease |
|------------------------------|---------|---------|-------------------|
| Short-term loans             | 17,000  | 17,000  | —                 |
| Long-term loans              | 138,000 | 138,000 | —                 |
| Investment Corporation Bonds | 16,000  | 16,000  | —                 |
| Total                        | 171,000 | 171,000 | —                 |

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