

Press Release

Issuer of Real Estate Investment Trust Securities

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Notice Concerning Issuance of Investment Corporation Bonds

Tokyo, June 13, 2018 – Mori Trust Sogo Reit, Inc. (MTR) announced today its decision to issue a total of 3 billion yen in investment corporation bonds.

1. Outline of the investment corporation bonds

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| (1) Name of bonds: | MORI TRUST Sogo Reit, Inc. Tenth Series Unsecured Investment Corporation Bonds (Ranking Pari Passu among the specified Investment Corporation Bonds) |
| (2) Issue amount: | 3 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 yen face value |
| (6) Interest rate: | 0.010% per annum |
| (7) Amount per offering: | 100 million yen |
| (8) Offering method: | Public placement |
| (9) Date of offering: | June 13, 2018 |
| (10) Date of payment: | June 21, 2018 |
| (11) Collateral: | There is no secured mortgage or guarantee on the bonds. There are no assets reserved as security for the bonds. |
| (12) Redemption method and date: | The total amount to be redeemed on February 26, 2021
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: | MUFG Bank, Ltd. |
| (17) Underwriters: | SMBC Nikko Securities Inc. |

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2. Reason for bond issuance

The new bond will be used to prepay of existing loans.

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

(1) Net amount of proceeds: approximately 2,983 million yen

(2) Timing and use:

The entire amount of proceeds are planned to be used to prepay of existing loans by the end of June 2018.

MTR will announce the details of the prepayment when it is determined.

4. Status of loans and bonds after the bond issuance (As of June 21,2018 which is payment date)

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	8,500	8,500	—
Long-term loans	137,500	137,500	—
Investment Corporation Bonds	9,000	12,000	+ 3,000
Total	155,000	158,000	+ 3,000

5. Others

The risks relating to the issuance of the subject corporate bonds will not alter MTR's "Investment Risks" as detailed in the MTR Securities Report dated December 22, 2017

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