

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)

Asset Management Company:

MORI TRUST Asset Management Co., Ltd.

Satoshi Horino,

President and Representative Director

Contact:

Michio Yamamoto

Director

Phone: +81-3-3568-8311

Notice of Loan Refinance and Pre-payment of Loans

Tokyo, August 27, 2015 – Mori Trust Sogo Reit, Inc. (MTR) has announced details of loan refinance and pre-payment of loans as follows:

I. Loan Refinance

1. Reason for refinance

Due to the maturity of existing loans

2. Loan details

[Short-term loans]

(Million yen)

Lender	Loan Amount	Interest Rate (Note)	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) + 0.2%	Unsecured/ non-guaranteed Bullet payment	August 31, 2015 August 31, 2016
Resona Bank, Limited.	1,000	Basic interest rate(JBA 1-month Japanese Yen TIBOR) + 0.2%	Unsecured/ non-guaranteed Bullet payment	August 31, 2015 August 31, 2016
Total	4,500	—	—	—

Disclaimer:

This English language document is provided as a service and is not intended to be an official statement. Should a discrepancy be found, the Japanese original will always govern the meaning and interpretation.

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 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.

[Long-term loans]

(Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Mitsubishi UFJ Trust and Banking Corporation	3,000	0.44375 % fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 31, 2015 August 31, 2018
Mizuho Bank, Ltd.	1,500	0.53000% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 31, 2015 August 30, 2019
Nippon Life Insurance Company	500	0.63125% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 31, 2015 August 31, 2020
Total	5,000	—	—	—

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	5,000	August 31, 2015
Resona Bank, Limited..	1,000	August 31, 2015
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	500	August 31, 2015
Total	6,500	—

Disclaimer:

This English language document is provided as a service and is not intended to be an official statement. Should a discrepancy be found, the Japanese original will always govern the meaning and interpretation.

[Long-term loans]

(Million yen)

Lender	Repayment Amount	Repayment Date
Mitsubishi UFJ Trust and Banking Corporation	3,000	August 31, 2015
Mizuho Bank, Ltd.	1,500	August 31, 2015
Nippon Life Insurance Company	500	August 31, 2015
Total	5,000	—

II. Pre-payment of Loans

Repayment details

[Short-term loans]

(Million yen)

Lender	Repayment Amount	Pre-Repayment Date
Mizuho Bank, Ltd.	1,500	August 31, 2015 (Note1)
Mizuho Bank, Ltd.	2,500	August 31, 2015 (Note2)
Sumitomo Mitsui Banking Corporation	1,500	August 31, 2015 (Note3)
Sumitomo Mitsui Trust Bank, Limited	1,500	August 31, 2015 (Note4)
Total	7,000	—

Note1: MTR will prepay existing 1,500 million yen loan its maturity date is February 29, 2016.

Note2: MTR will prepay a portion of existing 3,000 million yen loan its maturity date is April 8, 2016.

Note3: MTR will prepay existing 1,500 million yen loan its maturity date is October 16, 2015.

Note4: MTR will prepay existing 1,500 million yen loan its maturity date is February 29, 2016.

Note5: There will be no settlement fee applicable to this pre-repayment.

Disclaimer:

This English language document is provided as a service and is not intended to be an official statement. Should a discrepancy be found, the Japanese original will always govern the meaning and interpretation.

III. Interest-bearing liabilities balance after the new loans, repayment of existing loans and pre-payment of existing loans

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	17,000	8,000	-9,000
Long-term loans	140,000	140,000	—
Investment Corporation Bonds	16,000	16,000	—
Total	173,000	164,000	-9,000

A portion (9,000 million yen) of the repayment will be appropriated from a part of proceeds (11,000 million yen) the Osaka Marubeni Building(Note).

Note: Please refer to the press release “Sale of Asset (Osaka Marubeni Building)” dated July 10, 2015.

Disclaimer:

This English language document is provided as a service and is not intended to be an official statement. Should a discrepancy be found, the Japanese original will always govern the meaning and interpretation.