

Press Release

Issuer of Real Estate Investment Trust Securities

MORI TRUST Sogo Reit, Inc.

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Masayuki Yagi,

Executive Director

(TSE code 8961)

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Masayuki Yagi,

President and Representative Director

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Notice of New Loans

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

I . New Loans

1. Reason for loans

Due to the maturity of existing loans.

2. Loan details

[Long-term loans]

(Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
The Nishi-Nippon City Bank, Ltd.	500	0.48880% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	April 24, 2018 April 24, 2023
Mizuho Bank, Ltd.	3,000	0.56380% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	April 24, 2018 April 24, 2024
Aozora Bank, Ltd.	500	0.72130% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	April 24, 2018 April 24, 2026
Total	4,000	—	—	—

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3. Use of funds

Repayment of existing loans.

4. Repayment details

[Long-term loans]

(Million yen)

Lender	Repayment Amount	Repayment Date
Mizuho Bank, Ltd.	3,000	April 24, 2018
Aozora Bank, Ltd.	1,000	April 24, 2018
Total	4,000	—

II. Status of loans and bonds after the new loans

(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	9,000	—
Total	155,000	155,000	—

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