

Press Release

Issuer of Real Estate Investment Trust Securities

MORI TRUST Sogo Reit, Inc.

4-3-1 Toranomon, 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 and General Manager, Planning and Financial Department

Phone: +81-3-6435-7011

Notice of a New Loan

Tokyo, April 20, 2017 – Mori Trust Sogo Reit, Inc. (MTR) has announced details of a new loan as follows:

1. Reason for loan

Due to the maturity of existing loan.

2. Loan details

[Long-term loan]

(Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
The Ashikaga Bank, Ltd.	1,000	0.43750% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	April 24, 2017 April 22, 2022

3. Use of funds

Repayment of existing loan

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4. Repayment details

[Long-term loan]

(Million yen)

Lender	Repayment Amount	Repayment Date
The Ashikaga Bank, Ltd.	1,000	April 24, 2017

5. Status of loans and bonds after the new loan

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	6,000	6,000	—
Long-term loans	140,500	140,500	—
Investment Corporation Bonds	13,000	13,000	—
Total	159,500	159,500	—

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