

Press Release

Issuer of Real Estate Investment Trust Securities

MORI TRUST Sogo Reit, Inc.

4-3-1 Toranomon, Minato-ku, Tokyo

Masayuki Yagi,

Executive Director

(TSE code 8961)

Asset Management Company:

MORI TRUST Asset Management Co., Ltd.

Masayuki Yagi,

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Notice of New Loans

Tokyo, April 11, 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 loan.

2. Loan details

[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	2,500	0.33880% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	April 13, 2018 April 13, 2021
Mitsubishi UFJ Trust and Banking Corporation	2,000	0.40630% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	April 13, 2018 April 13, 2022
Total	4,500	—	—	—

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
Mitsubishi UFJ Trust and Banking Corporation	4,500	April 13, 2018

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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