

Press Release

Issuer of Real Estate Investment Trust Securities

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Notice of New Loans

Tokyo, August 29, 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

[Short-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.	1,500	Basic interest rate(JBA 1-month Japanese Yen TIBOR) + 0.13%	Unsecured/ non-guaranteed Bullet payment	August 31, 2018 August 30, 2019
Resona Bank, Limited	1,000	Basic interest rate(JBA 1-month Japanese Yen TIBOR) + 0.13%	Unsecured/ non-guaranteed Bullet payment	August 31, 2018 August 30, 2019
Total	2,500	—	—	—

(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 29, 2018, JBA 1-month Japanese Yen TIBOR is 0.06455 %)

With regard to JBA Japanese Yen TIBOR, please refer to the website of JBATA.

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.

(<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
Development Bank of Japan Inc.	1,000	0.50750% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 31, 2018 August 31, 2023
MUFG Bank, Ltd.	500	0.42750% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 31, 2018 August 31, 2023
MUFG Bank, Ltd.	3,000	0.68000% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 31, 2018 August 29, 2025
Total	4,500	—	—	—

3. Use of funds

Repayment of existing loans.

4. Repayment details

[Short-term loan]

(Million yen)

Lender	Repayment Amount	Repayment Date
MUFG Bank, Ltd.	3,000	August 31, 2018

[Long-term loans]

(Million yen)

Lender	Repayment Amount	Repayment Date
MUFG Bank, Ltd.	3,000	August 31, 2018
Development Bank of Japan Inc.	1,000	August 31, 2018
Total	4,000	—

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5. Status of loans and bonds after the new loans

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	5,500	5,000	-500
Long-term loans	137,500	138,000	+500
Investment Corporation Bonds	12,000	12,000	—
Total	155,000	155,000	—

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