

Press Release

Issuer of Real Estate Investment Trust Securities

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Notice of New Loans (Interest Rate Setting)

Tokyo, September 29, 2014 – Mori Trust Sogo Reit, Inc. (MTR) has announced that it determined the interest rates for new loans announced in the press release [“Notice of New Loans”](#) on September 26, 2014. Details are as follows:

[Short-term loans]

(Million yen)

Lender	Loan Amount	Interest Rate (Note)	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Sumitomo Mitsui Trust Bank, Limited	9,000	Basic interest rate(JBA 1-month Japanese Yen TIBOR) + 0.225%	Unsecured/ non-guaranteed Bullet payment	October 1, 2014 December 26, 2014
Mizuho Bank, Ltd.	8,000	Basic interest rate(JBA 1-month Japanese Yen TIBOR) + 0.225%	Unsecured/ non-guaranteed Bullet payment	October 1, 2014 December 26, 2014
Sumitomo Mitsui Banking Corporation	8,000	Basic interest rate(JBA 1-month Japanese Yen TIBOR) + 0.225%	Unsecured/ non-guaranteed Bullet payment	October 1, 2014 December 26, 2014
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	6,500	Basic interest rate(JBA 1-month Japanese Yen TIBOR) + 0.225%	Unsecured/ non-guaranteed Bullet payment	October 1, 2014 December 26, 2014
Total	31,500	—	—	—

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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 September 29, 2014, JBA 1-month Japanese Yen TIBOR is 0.14636%)

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
Sumitomo Mitsui Trust Bank, Limited	1,000	0.48125% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	October 1, 2014 September 29, 2017
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,500	0.89250% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	October 1, 2014 October 1, 2021
Total	2,500	—	—	—

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