

Press Release

Issuer of Real Estate Investment Trust Securities

MORI TRUST Sogo Reit, Inc.

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Satoshi Horino,

Executive Director

(TSE code 8961)

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Notice of New Loans

Tokyo, April 7, 2017 – Mori Trust Sogo Reit, Inc. (MTR) has announced details of new loans as follows:

1. Reason for loans

Due to the maturity of existing loans.

2. Loan details

[Short-term loan]

(Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Mizuho Bank, Ltd.	2,000	Basic interest rate(JBA 1-month Japanese Yen TIBOR) + 0.13%	Unsecured/ non-guaranteed Bullet payment	April 12, 2017 April 12, 2018

(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 April 7, 2017, JBA 1-month Japanese Yen TIBOR is 0.03000 %) 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.

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Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Mizuho Bank, Ltd.	4,000	0.47380% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	April 11, 2017 April 11, 2022
Aozora Bank, Ltd.	1,000	0.47380% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	April 11, 2017 April 11, 2022
Total	5,000	—	—	—

3. Use of funds

Repayment of existing loans.

4. Repayment details

[Short-term loan]

(Million yen)

Lender	Repayment Amount	Repayment Date
Mizuho Bank, Ltd.	2,000	April 12, 2017

[Long-term loans]

(Million yen)

Lender	Repayment Amount	Repayment Date
Mizuho Bank, Ltd.	4,000	April 11, 2017
Aozora Bank, Ltd.	1,000	April 11, 2017
Total	5,000	—

5. Status of loans and bonds after the new loans

(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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