

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 a New Loan

Tokyo, April 10, 2018 – Mori Trust Sogo Reit, Inc. (MTR) has announced details of new loan as follows:

I . New Loan

1. Reason for loan

Due to the maturity of existing loan.

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 Japanese Yen TIBOR) + 0.13%	Unsecured/ non-guaranteed Bullet payment	April 12, 2018 April 12, 2019

(Note) Basic interest rate (JBA 1-month Japanese Yen TIBOR) to be applied from drawdown date to April 27, 2018 which is the first interest payment date will be 0.05364%. Basic interest rate applied on the subsequent interest payment dates will refer to the interest rate in JBA Yen-TIBOR that corresponds to the interest calculation period, and will be determined two business days prior to the most recent preceding interest payment date.

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

<http://www.jbatibor.or.jp/english/>

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3. Use of funds

Repayment of existing loan.

4. Repayment details

[Short-term loan]

(Million yen)

Lender	Repayment Amount	Repayment Date
Mizuho Bank, Ltd.	2,000	April 12, 2018

II. Status of loans and bonds after the new loan

(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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