

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 Loan Refinance

**Tokyo, August 27, 2014** – Mori Trust Sogo Reit, Inc. (MTR) has announced details of loan refinance as follows:

1. Reason for refinance

Due to the maturity of existing loans.

2. Loan details

[Short-term loans]

(Million yen)

Lender	Loan Amount	Interest Rate (Note)	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Mitsubishi UFJ Trust and Banking Corporation	5,000	Basic interest rate(JBA 1-month Japanese Yen TIBOR) + 0.225%	Unsecured/ non-guaranteed Bullet payment	August 29, 2014 August 31, 2015
Resona Bank, Limited.	1,000	Basic interest rate(JBA 1-month Japanese Yen TIBOR) + 0.225%	Unsecured/ non-guaranteed Bullet payment	August 29, 2014 August 31, 2015
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	500	Basic interest rate(JBA 1-month Japanese Yen TIBOR) + 0.225%	Unsecured/ non-guaranteed Bullet payment	August 29, 2014 August 31, 2015
Total	6,500	—	—	—

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.

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 27, 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	5,500	0.51625% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 29, 2014 August 31, 2017
Mitsubishi UFJ Trust and Banking Corporation	1,000	0.51625% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 29, 2014 August 31, 2017
Mizuho Bank, Ltd.	1,500	0.68750% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 29, 2014 August 30, 2019
Total	8,000	—	—	—

### 3. Use of funds

Repayment of existing loans.

### 4. Repayment details

[Short-term loans]

(Million yen)

Lender	Repayment Amount	Repayment Date
Mitsubishi UFJ Trust and Banking Corporation	5,000	August 29, 2014
Mizuho Bank, Ltd.	1,500	August 29, 2014
Resona Bank, Limited.	1,000	August 29, 2014
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	500	August 29, 2014
Total	8,000	—

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[Long-term loans]

(Million yen)

Lender	Repayment Amount	Repayment Date
Sumitomo Mitsui Trust Bank, Limited	5,500	August 29, 2014
Mitsubishi UFJ Trust and Banking Corporation	1,000	August 29, 2014
Total	6,500	—

5. Interest-bearing liabilities balance after the new loans and repayment of existing loans

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	21,000	19,500	-1,500
Long-term loans	125,000	126,500	+1,500
Investment Corporation Bonds	16,000	16,000	—
Total	162,000	162,000	—

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