

Press Release

Issuer of Real Estate Investment Trust Securities

MORI TRUST Sogo Reit, Inc.

2-11-7 Akasaka, Minato-ku, Tokyo

Satoshi Horino,

Executive Director

(TSE code 8961)

Asset Management Company:

MORI TRUST Asset Management Co., Ltd.

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President and Representative Director

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Notice of Loan Refinance

Tokyo, January 22, 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 loan

2. Loan details

[Long-term loan]

(Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
The Bank of Fukuoka, Ltd.	2,000	0.56226% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	January 24, 2014 January 31, 2017

3. Use of funds

Repayment of existing loan

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4. Repayment details

[Long-term loan]

(Million yen)

Lender	Repayment Amount	Repayment Date
The Bank of Fukuoka, Ltd.	2,000	January 24, 2014

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

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	25,500	25,500	—
Long-term loans	125,475	125,475	—
Investment Corporation Bonds	16,000	16,000	—
Total	166,975	166,975	—

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