

Press Release

Issuer of Real Estate Investment Trust Securities

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Executive Director

(TSE code 8961)

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Notice of Loan Refinance and Pre-payment of Loans

Tokyo, March 27, – Mori Trust Sogo Reit, Inc. (MTR) has announced details of loan refinance and pre-payment of loans as follows:

I. Loan Refinance

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
Sumitomo Mitsui Trust Bank, Limited	1,500	Basic interest rate(JPY TIBOR for 1 month in JBA) + 0.225%	Unsecured/ non-guaranteed Bullet payment	March 31, 2014 February 27, 2015
Mitsubishi UFJ Trust and Banking Corporation	1,500	Basic interest rate(JPY TIBOR for 1 month in JBA) + 0.225%	Unsecured/ non-guaranteed Bullet payment	March 31, 2014 March 31, 2015

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Total	3,000	—	—	—
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Note: Basic interest rate to be applied from now on will be Japanese Yen TIBOR for one month which JBA 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 March 27, 2014, Japanese Yen TIBOR for one month is 0.14636%)

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

(<http://www.zenginkyo.or.jp/en/tibor/>) In the event that an interest rate other than Japanese Yen TIBOR for one month is applied, MTR will make a separate announcement.

3. Use of funds

The new loans will be used to repay a portion of existing loans.

4. Repayment details

[Short-term loans]

(Million yen)

Lender	Repayment Amount	Repayment Date
Sumitomo Mitsui Trust Bank, Limited	2,000	March 31, 2014
Mitsubishi UFJ Trust and Banking	2,000	March 31, 2014
Total	4,000	—

II. Pre-payment of Loans

Repayment details

[Short-term loans]

(Million yen)

Lender	Repayment Amount	Pre-Repayment Date
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	500	March 31, 2014 (Note1)
Mizuho Bank, Ltd.	500	March 31, 2014 (Note2)
Sumitomo Mitsui Banking Corporation	500	March 31, 2014 (Note3)
Total	1,500	—

Note1: MTR will prepay a portion of existing 1,000 million yen loan its maturity date is August 29, 2014.

Note2: MTR will prepay a portion of existing 2,000 million yen loan its maturity date is October 17, 2014.

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Note3: MTR will prepay a portion of existing 2,000 million yen loan its maturity date is October 17, 2014.

Note4: There will be no settlement fee applicable to this pre-repayment.

III. Interest-bearing liabilities balance after the new loans, repayment of existing loans and pre-payment of existing loans

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	24,500	22,000	-2,500
Long-term loans	124,000	124,000	—
Investment Corporation Bonds	16,000	16,000	—
Total	164,500	162,000	-2,500

A portion (2,500 million yen) of the repayment will be funded by part of the proceeds from the issuance of new investment units.

(Note) Please refer to the press release “Notice of Issuance of New Investment Units and Secondary Offering of Investment Units” dated on October 3, 2013, “Notice Concerning Determination of Price, etc. Regarding Issuance of New Investment Units and Secondary Offering of Investment Units” dated on October 16, 2013 and “Notice Concerning Determination of Number of New Investment Units to be Issued by Way of Third-Party Allotment” dated on November 15, 2013.

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