

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, May 28, 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 loan]

(Million yen)

Lender	Loan Amount	Interest Rate (Note)	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Resona Bank, Limited.	500	Basic interest rate(JPY TIBOR for 1 month in JBA) + 0.225%	Unsecured/ non-guaranteed Bullet payment	May 30, 2014 May 29, 2015

Note: Basic interest rate to be applied from now on will be Japanese Yen TIBOR for one month 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 May 28, 2014, Japanese Yen TIBOR for one month is 0.14636%) With regard to Japanese Yen TIBOR of JBA, please refer to the website of JBATA.

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

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[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.	1,000	0.63375% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	May 30, 2014 May 31, 2018

3. Use of funds

Repayment of existing loans.

4. Repayment details

[Short-term loan]

(Million yen)

Lender	Repayment Amount	Repayment Date
Resona Bank, Limited.	500	May 30, 2014

[Long-term loan]

(Million yen)

Lender	Repayment Amount	Repayment Date
The Bank of Fukuoka, Ltd.	1,000	May 30, 2014

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	21,000	—
Long-term loans	125,000	125,000	—
Investment Corporation Bonds	16,000	16,000	—
Total	162,000	162,000	—

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