

## 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.  
Satoshi Horino,  
President and Representative Director  
Contact:  
Michio Yamamoto,  
Director and General Manager, Planning and Financial Department  
Phone: +81-3-3568-8311

## Notice Concerning Issuance of Investment Corporation Bonds

**Tokyo, February 7, 2014** – Mori Trust Sogo Reit, Inc. (MTR) announced today its decision to issue a total of 5 billion yen in investment corporation bonds.

### 1. Outline of the investment corporation bonds

- |                                  |  |
|----------------------------------|--|
| (1) Name of bonds:               | MORI TRUST Sogo Reit, Inc. Fourth Series Unsecured Investment Corporation Bonds (Ranking Pari Passu among the specified Investment Corporation Bonds)  |
| (2) Issue amount:                | 5 billion yen  |
| (3) Bond certificate:            | The Bonds Transfer Act is applicable to the bonds, thus investment corporation bond certificates will not be issued.   |
| (4) Issuance price:              | 100 yen per 100 yen face value   |
| (5) Redemption price:            | 100 yen per 100 face value   |
| (6) Interest rate:               | 0.241% per annum   |
| (7) Amount per offering:         | 100 million yen  |
| (8) Offering method:             | Public placement   |
| (9) Date of offering:            | February 7, 2014   |
| (10) Date of payment:            | February 24, 2014  |
| (11) Collateral:                 | There is no secured mortgage or guarantee on the bonds. There are no assets reserved as security for the bonds.  |
| (12) Redemption method and date: | The total amount to be redeemed on February 24, 2017<br>The corporation bonds may be repurchased and cancelled at any time after the date of payment unless otherwise specified by the transfer agent. |
| (13) Interest payment date:      | February 24 and August 24 of each year   |
| (14) Covenants:                  | Negative pledge  |
| (15) Ratings:                    | AA (Japan Credit Rating Agency, Ltd.)  |

**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.

- (16) Fiscal agent /Issuing and payment agent: Mitsubishi UFJ Trust and Banking Corporation
- (17) Underwriters: SMBC Nikko Securities Inc.  
Nomura Securities Co., Ltd.

## 2. Reason for bond issuance

To secure funds needed for the redemption of first series unsecured investment corporation bonds coming due on February 25, 2014.

## 3. Amount, timing, and use of the bond sale proceeds

(1) Net amount of proceeds: approximately 4,976 million yen

(2) Timing and use:

The proceeds from the bond issuance will be used as a source of funds for the redemption of first series unsecured investment corporation bonds coming due on February 25, 2014.

## 4. Interest-bearing liabilities balance after the bond issuance

(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 (Note )	—
Total	166,975	166,975	—

(Note) Balance after the redemption of first series unsecured investment corporation bonds coming due on February 25, 2014

## 5. Others

The risks relating to the issuance of the subject corporate bonds will not alter MTR's "Investment Risks" as detailed in the MTR Securities Report dated December 20, 2013.

### 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.