

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, March 8, 2013** – 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

[Long-term loan]

(Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Aozora Bank, Ltd.	2,000	0.59250% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	March 12, 2013 March 11, 2016

3. Use of funds

Repayment of existing loans.

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## 4. Repayment details

[Long-term loans]

(Million yen)

Lender	Repayment Amount	Repayment Date
Aozora Bank, Ltd.	2,000	March 12, 2013
Development Bank of Japan Inc.	75	March 12, 2013
Total	2,075	—

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

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	20,000	20,000	—
Long-term loans	111,275	111,200	-75
Investment Corporation Bonds	16,000	16,000	—
Total	147,275	147,200	-75

Note: MTR allocates cash on hand to cover part of this repayment (75 million).

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