

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, August 28, 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

[Short-term loans]

(Million yen)

Lender	Loan Amount	Interest Rate (Note)	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Mitsubishi UFJ Trust and Banking Corporation	5,000	Basic interest rate(JPY TIBOR for 1 month in JBA) + 0.275%	Unsecured/ non-guaranteed Bullet payment	August 30, 2013 August 29, 2014
Mizuho Bank, Ltd.	1,500	Basic interest rate(JPY TIBOR for 1 month in JBA) + 0.275%	Unsecured/ non-guaranteed Bullet payment	August 30, 2013 August 29, 2014
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,000	Basic interest rate(JPY TIBOR for 1 month in JBA) + 0.275%	Unsecured/ non-guaranteed Bullet payment	August 30, 2013 August 29, 2014

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Resona Bank, Limited.	1,000	Basic interest rate(JPY TIBOR for 1 month in JBA) + 0.275%	Unsecured/ non-guaranteed Bullet payment	August 30, 2013 August 29, 2014
Total	8,500	—	—	—

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 August 28, 2013, Japanese Yen TIBOR for one month is 0.15%) 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.

[Long-term loans]

(Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Mizuho Bank, Ltd.	1,000	0.67875% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 30, 2013 August 31, 2016
Sumitomo Mitsui Banking Corporation	1,000	0.67875% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 30, 2013 August 31, 2016
Development Bank of Japan Inc.	500	0.67875% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 30, 2013 August 31, 2016
ORIX Bank Corporation	1,000	0.78000% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 30, 2013 August 30, 2018
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	2,000	1.04375% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 30, 2013 August 30, 2019
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	3,000	1.18000% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 30, 2013 August 31, 2020
Total	8,500	—	—	—

3. Use of funds

Repayment of existing loans.

4. Repayment details

[Short-term loans]

(Million yen)

Lender	Repayment Amount	Repayment Date
Mitsubishi UFJ Trust and Banking Corporation	5,000	August 30, 2013

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Mizuho Bank, Ltd.	1,500	August 30, 2013
Resona Bank, Limited.	1,000	August 30, 2013
Total	7,500	—

[Long-term loans]

(Million yen)

Lender	Repayment Amount	Repayment Date
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	6,000	August 30, 2013
Development Bank of Japan Inc.	1,650	August 30, 2013
Mizuho Bank, Ltd.	1,000	August 30, 2013
Sumitomo Mitsui Banking Corporation	1,000	August 30, 2013
Total	9,650	—

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

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	36,500	37,500	+1,000
Long-term loans	126,700	125,550	-1,150
Investment Corporation Bonds	16,000	16,000	—
Total	179,200	179,050	-150

Note: MTR allocates cash on hand to cover part of this repayment (150 million).

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