

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)

Asset Management Company:

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Satoshi Horino,

President and Representative Director

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Notice of Loan Refinance

Tokyo, October 9, 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 loans]

(Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Mizuho Bank, Ltd.	4,000	0.68125% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	October 11, 2013 April 11, 2017
Aozora bank Ltd.	1,000	0.68125% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	October 11, 2013 April 11, 2017

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Sumitomo Mitsui Banking Corporation	2,000	0.97000% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	October 11, 2013 October 11, 2019
Sumitomo Mitsui Banking Corporation	3,000	1.09000% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	October 11, 2013 October 9, 2020
Total	10,000	—	—	—

3. Use of funds

Repayment of existing loans

4. Repayment details

[Long-term loans]

(Million yen)

Lender	Repayment Amount	Repayment Date
Sumitomo Mitsui Banking Corporation	5,000	October 11, 2013
Mizuho Bank, Ltd.	4,000	October 11, 2013
Aozora bank Ltd.	1,000	October 11, 2013
Total	10,000	—

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

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	37,500	37,500	—
Long-term loans	125,475	125,475	—
Investment Corporation Bonds	16,000	16,000	—
Total	178,975	178,975	—

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