

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:

MORI TRUST Asset Management Co., Ltd.

Satoshi Horino,

President and Representative Director

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Notice of Loan Refinance

Tokyo, March 15, 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 loan

2. Loan details

[Long-term loan]

(Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
ORIX Bank Corporation	2,000	0.75000% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	March 19, 2013 March 19, 2018

3. Use of funds

Repayment of existing loan

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4. Repayment details

[Long-term loan]

(Million yen)

Lender	Repayment Amount	Repayment Date
ORIX Bank Corporation	2,000	March 19, 2013

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

(Million yen)

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

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