

Press Release

Issuer of Real Estate Investment Trust Securities

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Notice of Loan Refinance and Extension of period of Commitment Line of Credit

Tokyo, February 26, 2014 – Mori Trust Sogo Reit, Inc. (MTR) has announced details of loan refinance and the Extension of period of commitment line of credit as follows:

I. Loan Refinance

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
Mizuho Bank, Ltd.	1,500	Basic interest rate(JPY TIBOR for 1 month in JBA) + 0.225%	Unsecured/ non-guaranteed Bullet payment	February 28, 2014 February 27, 2015

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.

Sumitomo Mitsui Trust Bank, Limited	1,000	Basic interest rate(JPY TIBOR for 1 month in JBA) + 0.225%	Unsecured/ non-guaranteed Bullet payment	February 28, 2014 February 27, 2015
Mizuho Trust & Banking co., Ltd.	1,000	Basic interest rate(JPY TIBOR for 1 month in JBA) + 0.225%	Unsecured/ non-guaranteed Bullet payment	February 28, 2014 February 27, 2015
Total	3,500	—	—	—

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 February 26, 2014, Japanese Yen TIBOR for one month is 0.14636%)

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
The Hachijuni Bank, Ltd.	1,000	0.52375% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2014 February 28, 2017
The Dai-ichi Life Insurance Company, Limited	500	0.52375% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2014 February 28, 2017
Sumitomo Mitsui Banking Corporation	1,000	0.72125% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2014 February 28, 2019
Total	2,500	—	—	—

3. Use of funds

The new loans will be used to repay existing loans. A portion (2,000 million yen) of the repayment will be funded by part of the proceeds from the issuance of new investment units.

(Note) Please refer to the press release “[Notice of Issuance of New Investment Units and Secondary Offering of Investment Units](#)” dated on October 3, 2013, “[Notice Concerning Determination of Price, etc. Regarding Issuance of New Investment Units and Secondary Offering of Investment Units](#)” dated on October 16, 2013 and “[Notice Concerning Determination of Number of New Investment Units to be Issued by Way of Third-Party Allotment](#)” dated on November 15, 2013.

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4. Repayment details

[Short-term loans]

(Million yen)

Lender	Repayment Amount	Repayment Date
Mizuho Bank, Ltd.	1,500	February 28, 2014
Sumitomo Mitsui Banking Corporation	1,000	February 28, 2014
Sumitomo Mitsui Trust Bank, Limited	1,000	February 28, 2014
Mizuho Trust & Banking co., Ltd.	500	February 28, 2014
Mizuho Trust & Banking co., Ltd.	500	February 28, 2014
Total	4,500	—

[Long-term loans]

(Million yen)

Lender	Repayment Amount	Repayment Date
The Dai-ichi Life Insurance Company, Limited	2,500	February 28, 2014
The Hachijuni Bank, Ltd.	1,000	February 28, 2014
Total	3,500	—

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II. Extension of period of Commitment Line of Credit

1. Reason for extension of period

To ensure flexible fund procurement by extending current agreement.

2. Details

(Million yen)

Lender	Maximum Limit for Commitment Line of Credit	Loan Type and Repayment Method	Commitment period (current)	Commitment period (new term)
Mizuho Bank, Ltd.	10,000	Unsecured/ non-guaranteed Bullet payment	February 28, 2014	February 27, 2015
Sumitomo Mitsui Banking Corporation	10,000	Unsecured/ non-guaranteed Bullet payment	February 28, 2014	February 27, 2015

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

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	25,500	24,500	-1,000
Long-term loans	125,475	124,475	-1,000
Investment Corporation Bonds	16,000	16,000	—
Total	166,975	164,975	-2,000

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