

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, April 9, 2014** – 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 loan]

(Million yen)

Lender	Loan Amount	Interest Rate (Note)	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Mizuho Bank, Ltd.	3,000	Basic interest rate(JPY TIBOR for 1 month in JBA) + 0.225%	Unsecured/ non-guaranteed Bullet payment	April 11, 2014 April 10, 2015

Note: Basic interest rate to be applied from now on will be Japanese Yen TIBOR for one month which JBATA 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 April 9, 2014, Japanese Yen TIBOR for one month is 0.14636%)  
With regard to Japanese Yen TIBOR of JBA, please refer to the website of JBATA.

(<http://www.jbatibor.or.jp/english/>) In the event that an interest rate other than Japanese Yen TIBOR for one month is applied, MTR will make a separate announcement.

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[Long-term loans]

(Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Development Bank of Japan Inc.	2,000	0.74750% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	April 11, 2014 April 11, 2019
Mizuho Bank, Ltd.	1,000	0.74750% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	April 11, 2014 April 11, 2019
Sumitomo Mitsui Banking Corporation	5,000	1.02375% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	April 11, 2014 April 9, 2021
Total	8,000	—	—	—

3. Use of funds

Repayment of existing loans.

4. Repayment details

[Short-term loan]

(Million yen)

Lender	Repayment Amount	Repayment Date
Mizuho Bank, Ltd.	4,000	April 11, 2014

[Long-term loans]

(Million yen)

Lender	Repayment Amount	Repayment Date
Sumitomo Mitsui Banking Corporation	5,000	April 11, 2014
Development Bank of Japan Inc.	2,000	April 11, 2014
Total	7,000	—

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

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	22,000	21,000	-1,000
Long-term loans	124,000	125,000	+1,000
Investment Corporation Bonds	16,000	16,000	—
Total	162,000	162,000	—

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