

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, October 16, 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
Mizuho Bank, Ltd.	2,000	Basic interest rate(JPY TIBOR for 1 month in JBA) + 0.275%	Unsecured/ non-guaranteed Bullet payment	October 18, 2013 October 17, 2014
Sumitomo Mitsui Banking Corporation	2,000	Basic interest rate(JPY TIBOR for 1 month in JBA) + 0.275%	Unsecured/ non-guaranteed Bullet payment	October 18, 2013 October 17, 2014
Total	4,000	—	—	—

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

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previous day will be the date.). (As of October 16, 2013, Japanese Yen TIBOR for one month is 0.14818%)

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.

3. Use of funds

Repayment of existing loans.

4. Repayment details

[Short-term loans]

(Million yen)

Lender	Repayment Amount	Repayment Date
Mizuho Bank, Ltd.	2,000	October 18, 2013
Sumitomo Mitsui Banking Corporation	2,000	October 18, 2013
Total	4,000	—

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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