

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, 2013** – 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 Corporate Bank, Ltd.	1,500	Basic interest rate(JPY TIBOR for 1 month in JBA) + 0.275%	Unsecured/ non-guaranteed Bullet payment	February 28, 2013 February 28, 2014
Sumitomo Mitsui Banking Corporation	1,000	Basic interest rate(JPY TIBOR for 1 month in JBA) + 0.25%	Unsecured/ non-guaranteed Bullet payment	February 28, 2013 February 28, 2014

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Sumitomo Mitsui Trust Bank, Limited	1,000	Basic interest rate(JPY TIBOR for 1 month in JBA) + 0.275%	Unsecured/ non-guaranteed Bullet payment	February 28, 2013 February 28, 2014
Mizuho Trust & Banking co., Ltd.	500	Basic interest rate(JPY TIBOR for 1 month in JBA) + 0.275%	Unsecured/ non-guaranteed Bullet payment	February 28, 2013 February 28, 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 previous day will be the date.). (As of February 26, 2013, Japanese Yen TIBOR for one month is 0.17%)  
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
Mitsubishi UFJ Trust and Banking Corporation	3,000	0.59000% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2013 February 29, 2016
Sumitomo Mitsui Trust Bank, Limited	2,500	0.59000% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2013 February 29, 2016
Sumitomo Mitsui Banking Corporation	5,000	0.75625% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2013 February 28, 2018
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	5,000	0.75625% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2013 February 28, 2018
Mizuho Corporate Bank, Ltd.	3,000	0.75625% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2013 February 28, 2018
Total	18,500	—	—	—

### 3. Use of funds

Repayment of existing loans.

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#### 4. Repayment details

[Short-term loans]

(Million yen)

Lender	Repayment Amount	Repayment Date
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	5,000	February 28, 2013
Sumitomo Mitsui Banking Corporation	2,000	February 28, 2013
Mizuho Corporate Bank, Ltd.	1,500	February 28, 2013
Mizuho Corporate Bank, Ltd.	1,000	February 28, 2013
Mitsubishi UFJ Trust and Banking Corporation	1,000	February 28, 2013
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,000	February 28, 2013
Sumitomo Mitsui Banking Corporation	1,000	February 28, 2013
Sumitomo Mitsui Trust Bank, Limited	1,000	February 28, 2013
The Bank of Fukuoka, Ltd.	1,000	February 28, 2013
Mizuho Trust & Banking co., Ltd.	500	February 28, 2013
Total	15,000	—

[Long-term loans]

(Million yen)

Lender	Repayment Amount	Repayment Date
Sumitomo Mitsui Banking Corporation	5,000	February 28, 2013
Mizuho Corporate Bank, Ltd.	3,000	February 28, 2013
Mitsubishi UFJ Trust and Banking Corporation	3,000	February 28, 2013
Sumitomo Mitsui Trust Bank, Limited	2,500	February 28, 2013
Development Bank of Japan Inc.	50	February 28, 2013
Total	13,550	—

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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 Corporate Bank, Ltd.	10,000	Unsecured/ non-guaranteed Bullet payment	February 28, 2013	February 28, 2014
Sumitomo Mitsui Banking Corporation	10,000	Unsecured/ non-guaranteed Bullet payment	February 28, 2013	February 28, 2014

## III. Interest-bearing liabilities balance after the bond issuance on February 27, 2013 as announced in the February 8, 2013 press release [“Notice Concerning Issuance of Investment Corporation Bonds”](#) including new loans and repayment of existing loans as announced in this press

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	31,000	20,000	-11,000
Long-term loans	106,325	111,275	+4,950
Investment Corporation Bonds	10,000	16,000	+6,000
Total	147,325	147,275	-50

Note: MTR allocates cash on hand to cover part of this repayment (50 million).

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