

Press Release

Issuer of Real Estate Investment Trust Securities

MORI TRUST Sogo Reit, Inc.

2-11-7 Akasaka, Minato-ku, Tokyo

Satoshi Horino,

Executive Director

(TSE code 8961)

Asset Management Company:

MORI TRUST Asset Management Co., Ltd.

Satoshi Horino,

President and Representative Director

Contact:

Michio Yamamoto

Director and General Manager, Planning and Financial Department

Phone: +81-3-3568-8311

Notice of New Loans and Loan Refinance

Tokyo, April 10, 2013 – Mori Trust Sogo Reit, Inc. (MTR) has announced details of new loans and loan refinance as follows:

I. New Loans

1. Reason for loan and use of funds

To meet funding requirements for the acquisition of a property (SHIBUYA FLAG) (Please refer to the today's press release "[Acquisition of Asset \(Contract to be Concluded\) – SHIBUYA FLAG](#)")

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 Trust & Banking co., Ltd.	500	To be determined	Unsecured/ non-guaranteed Bullet payment	April 24, 2013 February 28, 2014
Mizuho Corporate Bank, Ltd.	5,000	To be determined	Unsecured/ non-guaranteed Bullet payment	April 24, 2013 March 31, 2014
Sumitomo Mitsui Banking Corporation	5,000	To be determined	Unsecured/ non-guaranteed Bullet payment	April 24, 2013 March 31, 2014

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Sumitomo Mitsui Trust Bank, Limited	2,000	To be determined	Unsecured/ non-guaranteed Bullet payment	April 24, 2013 March 31, 2014
Mitsubishi UFJ Trust and Banking Corporation	2,000	To be determined	Unsecured/ non-guaranteed Bullet payment	April 24, 2013 March 31, 2014
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	2,000	To be determined	Unsecured/ non-guaranteed Bullet payment	April 24, 2013 March 31, 2014
Total	16,500	—	—	—

Note: The interest rates will be disclosed as soon as they are determined.

[Long-term loans]

(Million yen)

Lender	Loan Amount	Interest Rate (Note)	Loan Type and Repayment Method	Drawdown Date and Repayment Date
The Bank of Fukuoka, Ltd.	1,000	To be determined	Unsecured/ non-guaranteed Bullet payment	April 24, 2013 April 22, 2016
Resona Bank, Limited.	1,000	To be determined	Unsecured/ non-guaranteed Bullet payment	April 24, 2013 April 22, 2016
The Ashikaga Bank, Ltd.	1,000	To be determined	Unsecured/ non-guaranteed Bullet payment	April 24, 2013 April 24, 2017
Development Bank of Japan Inc.	1,500	To be determined	Unsecured/ non-guaranteed Bullet payment	April 24, 2013 March 19, 2018
Mizuho Corporate Bank, Ltd.	3,000	To be determined	Unsecured/ non-guaranteed Bullet payment	April 24, 2013 April 24, 2018
Aozora bank Ltd.	1,000	To be determined	Unsecured/ non-guaranteed Bullet payment	April 24, 2013 April 24, 2018
Sumitomo Mitsui Banking Corporation	3,000	To be determined	Unsecured/ non-guaranteed Bullet payment	April 24, 2013 April 24, 2019
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	4,000	To be determined	Unsecured/ non-guaranteed Bullet payment	April 24, 2013 April 24, 2020
Total	15,500	—	—	—

Note: The interest rates will be disclosed as soon as they are determined.

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II. 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.	4,000	Basic interest rate(JPY TIBOR for 1 month in JBA) + 0.275%	Unsecured/ non-guaranteed Bullet payment	April 12, 2013 April 11, 2014

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 April 10, 2013, Japanese Yen TIBOR for one month is 0.15%)
 With regard to Japanese Yen TIBOR of JBA, please refer to the website of JBA.
[\(http://www.zenginkyo.or.jp/en/tibor/\)](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
Mizuho Corporate Bank, Ltd.	5,000	0.65750% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	April 12, 2013 April 12, 2016
Sumitomo Mitsui Banking Corporation	5,000	1.04438% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	April 12, 2013 October 24, 2019
Total	10,000	—	—	—

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
Mizuho Corporate Bank, Ltd.	4,000	April 12, 2013

[Long-term loans]

(Million yen)

Lender	Repayment Amount	Repayment Date
Mizuho Corporate Bank, Ltd.	5,000	April 12, 2013
Sumitomo Mitsui Banking Corporation	5,000	April 12, 2013
Total	10,000	—

III. Interest-bearing liabilities balance after the new loans and loan refinance

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	20,000	36,500	+16,500
Long-term loans	111,200	126,700	+15,500
Investment Corporation Bonds	16,000	16,000	—
Total	147,200	179,200	+32,000

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