

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 Loan Refinance

**Tokyo, October 15, 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
Sumitomo Mitsui Banking Corporation	1,500	Basic interest rate(JBA 1-month Japanese Yen TIBOR) + 0.2%	Unsecured/ non-guaranteed Bullet payment	October 17, 2014 October 16, 2015

Note: Basic interest rate to be applied from now on will be JBA 1-month Japanese Yen TIBOR 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 October 15, 2014, JBA 1-month Japanese Yen TIBOR is 0.14364%)

With regard to JBA Japanese Yen TIBOR, please refer to the website of JBATA.

(<http://www.jbatibor.or.jp/english/>) In the event that an interest rate other than JBA 1-month Japanese Yen TIBOR is applied, MTR will make a separate announcement.

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.

[Long-term loan]

(Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Mizuho Bank, Ltd.	1,500	0.6425% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	October 17, 2014 October 17, 2019

3. Use of funds

Repayment of existing loans.

4. Repayment details

[Short-term loans]

(Million yen)

Lender	Repayment Amount	Repayment Date
Mizuho Bank, Ltd.	1,500	October 17, 2014
Sumitomo Mitsui Banking Corporation	1,500	October 17, 2014
Total	3,000	—

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

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	51,000	49,500	-1,500
Long-term loans	129,000	130,500	+1,500
Investment Corporation Bonds	16,000	16,000	—
Total	196,000	196,000	—

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.