

Press Release

Issuer of Real Estate Investment Trust Securities

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Notice of New Loans (Interest Rate Setting)

Tokyo, April 22, 2013 – Mori Trust Sogo Reit, Inc. (MTR) has announced that it determined the interest rates for new loans announced in the press release “[Notice of New Loans and Loan Refinance](#)” on April 10, 2013.

Details are as follows:

[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	Basic interest rate(JPY TIBOR for 1 month in JBA) + 0.275%	Unsecured/ non-guaranteed Bullet payment	April 24, 2013 February 28, 2014
Mizuho Corporate Bank, Ltd.	5,000	Basic interest rate(JPY TIBOR for 1 month in JBA) + 0.275%	Unsecured/ non-guaranteed Bullet payment	April 24, 2013 March 31, 2014
Sumitomo Mitsui Banking Corporation	5,000	Basic interest rate(JPY TIBOR for 1 month in JBA) + 0.275%	Unsecured/ non-guaranteed Bullet payment	April 24, 2013 March 31, 2014
Sumitomo Mitsui Trust Bank, Limited	2,000	Basic interest rate(JPY TIBOR for 1 month in JBA) + 0.275%	Unsecured/ non-guaranteed Bullet payment	April 24, 2013 March 31, 2014
Mitsubishi UFJ Trust and Banking Corporation	2,000	Basic interest rate(JPY TIBOR for 1 month in JBA) + 0.275%	Unsecured/ non-guaranteed Bullet payment	April 24, 2013 March 31, 2014

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The Bank of Tokyo-Mitsubishi UFJ, Ltd.	2,000	Basic interest rate(JPY TIBOR for 1 month in JBA) + 0.275%	Unsecured/ non-guaranteed Bullet payment	April 24, 2013 March 31, 2014
Total	16,500	—	—	—

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 22, 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/>) 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 (Note)	Loan Type and Repayment Method	Drawdown Date and Repayment Date
The Bank of Fukuoka, Ltd.	1,000	0.65875% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	April 24, 2013 April 22, 2016
Resona Bank, Limited.	1,000	0.65875% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	April 24, 2013 April 22, 2016
The Ashikaga Bank, Ltd.	1,000	0.69625% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	April 24, 2013 April 24, 2017
Development Bank of Japan Inc.	1,500	0.84245% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	April 24, 2013 March 19, 2018
Mizuho Corporate Bank, Ltd.	3,000	0.84750% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	April 24, 2013 April 24, 2018
Aozora bank Ltd.	1,000	0.84750% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	April 24, 2013 April 24, 2018
Sumitomo Mitsui Banking Corporation	3,000	0.96125% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	April 24, 2013 April 24, 2019
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	4,000	1.06625% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	April 24, 2013 April 24, 2020
Total	15,500	—	—	—

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