

Press Release

Issuer of Real Estate Investment Trust Securities

MORI TRUST Sogo Reit, Inc.

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(TSE code 8961)

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## Notice of New Loans

**Tokyo, September 26, 2014** – Mori Trust Sogo Reit, Inc. (MTR) has announced details of new loans as follows:

### 1. Reason for loan and use of funds

To meet part of funding requirements for the acquisition of a property (Kioicho Building) (Please refer to the today's press release "Acquisition and Leasing of Asset (Contract to Be Concluded)—Kioicho Building")

### 2. Loan details

[Short-term loans]

(Million yen)

Lender	Loan Amount	Interest Rate (Note)	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Sumitomo Mitsui Trust Bank, Limited	9,000	To be determined	Unsecured/ non-guaranteed Bullet payment	October 1, 2014 December 26, 2014
Mizuho Bank, Ltd.	8,000	To be determined	Unsecured/ non-guaranteed Bullet payment	October 1, 2014 December 26, 2014
Sumitomo Mitsui Banking Corporation	8,000	To be determined	Unsecured/ non-guaranteed Bullet payment	October 1, 2014 December 26, 2014
The Bank of Tokyo-Mitsubishi	6,500	To be determined	Unsecured/ non-guaranteed	October 1, 2014 December 26, 2014

#### Disclaimer:

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UFJ, Ltd.			Bullet payment	
Total	31,500	—	—	—

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
Sumitomo Mitsui Trust Bank, Limited	1,000	To be determined	Unsecured/ non-guaranteed Bullet payment	October 1, 2014 September 29, 2017
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,500	To be determined	Unsecured/ non-guaranteed Bullet payment	October 1, 2014 October 1, 2021
Total	2,500	—	—	—

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

### 3. Interest-bearing liabilities balance after the new loans

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	19,500	51,000	+31,500
Long-term loans	126,500	129,000	+2,500
Investment Corporation Bonds	16,000	16,000	—
Total	162,000	196,000	+34,000

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