March 9, 2016

Press Release

Issuer of Real Estate Investment Trust Securities
MORI TRUST Sogo Reit, Inc.
4-3-1 Toranomon, Minato-ku, Tokyo
Satoshi Horino,
Executive Director
(TSE code 8961)
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MORI TRUST Asset Management Co., Ltd.
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Notice of Loan Refinance

Tokyo, March 9, 2016 – Mori Trust Sogo Reit, Inc. (MTR) has announced details of loan refinance as follows:

1. Reason for refinance

Due to the maturity of existing loan

2. Loan details

[Long-term loan] (Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Aozora Bank, Ltd.	2,000	0.54250% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	March 11, 2016 March 11, 2024

3. Use of funds

Repayment of existing loan

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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.

4. Repayment details

[Long-term loan] (Million yen)

Lender	Repayment Amount	Repayment Date
Aozora Bank, Ltd.	2,000	March 11, 2016

5. Status of loans and bonds after the new loan and repayment of existing loan

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	7,000	7,000	—
Long-term loans	141,000	141,000	—
Investment Corporation Bonds	13,000	13,000	—
Total	161,000	161,000	—

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