

Press Release

Issuer of Real Estate Investment Trust Securities

MORI TRUST Sogo Reit, Inc.

4-3-1 Toranomom, 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

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Notice of a New Loan

Tokyo, May 27, 2016 – Mori Trust Sogo Reit, Inc. (MTR) has announced details of a new loan as follows:

1. Reason for loan

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
Resona Bank, Limited	500	0.28000% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	May 31, 2016 May 31, 2021

3. Use of funds

Repayment of existing loan

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.

4. Repayment details

[Short-term loan]

(Million yen)

Lender	Repayment Amount	Repayment Date
Resona Bank, Limited	500	May 31, 2016

5. Status of loans and bonds after the new loan

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	7,000	6,500	-500
Long-term loans	141,000	141,500	+500
Investment Corporation Bonds	13,000	13,000	—
Total	161,000	161,000	—

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