

February 26, 2019

Press Release

Issuer of Real Estate Investment Trust Securities

MORI TRUST Sogo Reit, Inc.

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Masayuki Yagi,

Executive Director

(TSE code 8961)

Asset Management Company:

MORI TRUST Asset Management Co., Ltd.

Masayuki Yagi,

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Notice of a New Loan and Extension of period of Credit Line Agreement (Uncommitted)

Tokyo, February 26, 2019 – Mori Trust Sogo Reit, Inc. (MTR) has announced details of a new loan and the extension of period of credit line agreement (uncommitted) as follows:

I . New Loan

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
Sumitomo Mitsui Banking Corporation	1,000	0.51750% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2019 February 27, 2026

3. Use of funds

Repayment of existing loan.

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4. Repayment details

[Long-term loan]

(Million yen)

Lender	Repayment Amount	Repayment Date
Sumitomo Mitsui Banking Corporation	1,000	February 28, 2019

II. Extension of period of Credit Line Agreement (Uncommitted)

1. Reason for extension of period

To ensure flexible fund procurement by extending current agreement

2. Details

(Million yen)

Lender	Maximum Limit for Credit Line	Loan Type and Repayment Method	Expiration Date (current)	Expiration Date (new)
Mizuho Bank, Ltd.	10,000	Unsecured/ non-guaranteed Bullet payment	February 28, 2019	February 28, 2020
Sumitomo Mitsui Banking Corporation	10,000	Unsecured/ non-guaranteed Bullet payment	February 28, 2019	February 28, 2020

III. Status of loans and bonds after the new loan

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	5,000	5,000	—
Long-term loans	138,000	138,000	—
Investment Corporation Bonds	12,000	12,000	—
Total	155,000	155,000	—

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