



Press Release

Tokyo, March 31, 2005

MORI TRUST Sogo Reit, Inc.
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Notice of New Loan

Tokyo, March 31, 2005 – MORI TRUST Sogo Reit, Inc. (MTR) has announced a new loan as follows:

1. Use of Funds

Acquisition of property (Osaki MT Building)

2. Details of Loan

Lender	The Sumitomo Trust & Banking Co., Ltd.
Amount	7,000 million yen
Interest rate	0.28833% (floating interest rate)
Type	Unsecured/non-guaranteed
Repayment method	Bullet payment
Drawdown date	March 31, 2005
Repayment date	February 28, 2006

[Reference]

Total loan balance after the new loan

	Before	After	Increase/Decrease
Short-term loans	11,000 million yen	18,000 million yen	+7,000 million yen
Long-term loans	28,000 million yen	28,000 million yen	—
Total	39,000 million yen	46,000 million yen	+7,000 million yen

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