



Press Release

Tokyo, October 27, 2005

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Notice of New Loan

Tokyo, October 27, 2005 – MORI TRUST Sogo Reit, Inc. (MTR) has announced its decision to undertake a new loan, brief details as follows:

1. Use of Funds

Additional acquisition of co-ownership interests in the Osaki MT Building

2. Details of Loan

Lender	The Sumitomo Trust & Banking Co., Ltd.
Amount	5,500 million yen
Interest rate	0.22% (floating interest rate)
Type	Unsecured/non-guaranteed
Repayment method	Bullet payment
Drawdown date	October 28, 2005
Repayment date	February 28, 2006

[Reference]

Total loan balance after the new loan

	Before	After	Increase/Decrease
Short-term loans	18,000 million yen	23,500 million yen	+5,500 million yen
Long-term loans	28,000 million yen	28,000 million yen	—
Total	46,000 million yen	51,500 million yen	+5,500 million yen

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