



## Press Release

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### Notice of Loan Refinance and Establishment of Commitment Line of Credit

**Tokyo, February 27, 2006** – MORI TRUST Sogo Reit, Inc. (MTR) has announced details of loan refinance and the establishment of a commitment line of credit as follows:

#### I. Loan Refinance

1. Reasons for refinance

Due to the repayment of existing loans.

2. Loan details

[Short-term loans]

Lender	Loan Amount (Millions of Yen)	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Mizuho Corporate Bank, Ltd.	10,000	0.16273% floating interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2006 August 31, 2006
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,500	0.28136% floating interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2006 August 31, 2006
The Joyo Bank, Ltd.	1,000	0.28136% floating interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2006 August 31, 2006
The Sumitomo Trust & Banking Co., Ltd.	5,000	0.25636% floating interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2006 February 28, 2007

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Mitsubishi UFJ Trust and Banking Corporation	5,000	0.25636% floating interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2006 February 28, 2007
The Chiba Bank, Ltd.	1,000	0.25636% floating interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2006 February 28, 2007
Total	23,500	-	-	-

[Long-term loans]

Lender	Loan Amount (Millions of Yen)	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Development Bank of Japan	2,000	1.4575% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2006 February 28, 2011
Nippon Life Insurance Company	1,000	1.4575% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2006 February 28, 2011
Total	3,000	—	—	—

3. Use of funds

Repayment of existing loans

4. Repayment details

[Short-term loans]

Lender	Repayment Amount (Millions of Yen)	Repayment Date
The Sumitomo Trust & Banking Co., Ltd.	12,500	February 28, 2006
Mitsubishi UFJ Trust and Banking Corporation	5,000	February 28, 2006
The Joyo Bank, Ltd.	3,000	February 28, 2006
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,500	February 28, 2006
Mizuho Corporate Bank, Ltd.	1,500	February 28, 2006
Total	23,500	—

[Long-term loans]

Lender	Repayment Amount (Millions of Yen)	Repayment Date
The Sumitomo Trust & Banking Co., Ltd.	3,000	February 28, 2006

## II. Establishment of Commitment Line of Credit

### 1. Reason for establishment

MTR has successfully negotiated the establishment of a commitment line of credit with the aim of ensuring flexible funds procurement.

### 2. Details

Lender	Maximum Limit for Commitment Line of Credit (Millions of yen)	Interest Rate	Loan Type Repayment Method	Expiry Date
Sumitomo Mitsui Banking Corporation	10,000	To be determined	Unsecured/ non-guaranteed Bullet payment	February 28, 2007

Note: The interest rate will be determined at the time of loan drawdown.

## [Reference]

Loan balance after new loans and repayment of existing loans

(Millions of Yen)

	Before	After	Increase/Decrease
Short-term loans	23,500	23,500	—
Long-term loans	28,000	28,000	—
Total	51,500	51,500	—