

August 29, 2006

Press Release

MORI TRUST Sogo Reit, Inc.
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Notice of Loan Refinance

Tokyo, August 29, 2006 - MORI TRUST Sogo Reit, Inc. (MTR) has announced details of loan refinance as follows:

1. Reasons for refinance
Due to the repayment of existing loans.
2. New Loan details

[Short-term loan]

Lender	Amount (Millions of Yen)	Interest Rate	Type and Repayment Method	Drawdown Date and Repayment Date
The Jyo Bank, Ltd.	500	0.640% floating interest rate	Unsecured/ non-guaranteed Bullet payment	August 31, 2006 August 31, 2009
Total	500	-	-	-

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[Long-term loans]

Lender	Amount (Millions of Yen)	Interest Rate	Type and Repayment Method	Drawdown Date and Repayment Date
Shinsei Bank, Limited	3,000	1.220% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 31, 2006 August 31, 2009
The Chiba Bank, Ltd.	1,000	1.195% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 31, 2006 August 31, 2009
Development Bank of Japan	1,000	1.678% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 31, 2006 August 31, 2011
Total	5,000	-	-	-

3. Use of funds
Repayment of existing loans

4. Repayment details

[Short-term loans]

Lender	Amount (Millions of Yen)	Repayment Date
Mizuho Corporate Bank, Ltd.	5,000	August 31, 2006
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	750	August 31, 2006
The Jyo Bank, Ltd.	500	August 31, 2006
Total	6,250	-

[Reference]

Loan balance after new loans and repayment of existing loans

(Millions of Yen)

	Before	After	Increase/Decrease
Short-term loans	11,750	6,000	-5,750
Long-term loans	28,000	33,000	+5,000
Total	39,750	39,000	-750

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