



**Press Release**

February 26, 2007

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

**Tokyo, February 26, 2007** – MORI TRUST Sogo Reit, Inc. (MTR) has announced the following details concerning loan refinance.

**I. Loan Refinance**

1. Reasons for Refinance

Repayment of existing loans.

2. Loan Details

Short-Term Loans

Lender	Amount (Millions of Yen)	Interest Rate	Type/ Repayment Method	Drawdown Date/ Repayment Date
Mizuho Corporate Bank, Ltd.	2,000	0.80909% Floating interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2007 February 29, 2008
Mitsubishi UFJ Trust and Banking Corporation	1,000	0.80909% Floating interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2007 February 29, 2008
Total	3,000	—	—	—

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### Long-Term Loans

Lender	Amount (Millions of Yen)	Interest Rate	Type/ Repayment Method	Drawdown Date/ Repayment Date
The Sumitomo Trust & Banking Co., Ltd.	2,500	1.366% Fixed interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2007 February 28, 2010
Shinsei Bank, Limited	2,000	1.551% Fixed interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2007 February 28, 2011
The Hachijuni Bank, Ltd.	1,000	1.551% Fixed interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2007 February 28, 2011
The Dai-ichi Mutual Life Insurance Company	2,500	1.918% Fixed interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2007 February 28, 2014
Total	8,000	—	—	—

### 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.	2,500	February 28, 2007
Mitsubishi UFJ Trust and Banking Corporation	2,500	February 28, 2007
The Chiba Bank, Ltd.	500	February 28, 2007
Total	5,500	—

#### Long-Term Loans

Lender	Repayment Amount (Millions of Yen)	Repayment Date
The Dai-ichi Mutual Life Insurance Company	2,500	February 28, 2007
Sumitomo Mitsui Banking Corporation	2,000	February 28, 2007
The Hachijuni Bank, Ltd.	1,000	February 28, 2007



Total	5,500	—
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## II. Establishment of Commitment Line of Credit

### 1. Reason for Establishment

To ensure flexible funds procurement.

### 2. Details

Lender	Maximum Limit for Commitment Line of Credit (Millions of yen)	Interest Rate	Type/ Repayment Method	Expiry Date
Sumitomo Mitsui Banking Corporation	10,000	To be determined	Unsecured/ non-guaranteed Bullet payment	February 29, 2008

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	21,500	19,000	-2,500
Long-term loans	36,000	38,500	+2,500
Total	57,500	57,500	—