



Press Release

April 23, 2007

MORI TRUST Sogo Reit, Inc.
1-25-5 Toranomom, Minato-ku, Tokyo
Masaki Murata
Executive Director
(TSE code 8961)
Asset Management Company:
MORI TRUST Asset Management Co., Ltd.
Satoshi Horino
President and Representative Director
Contact:
Hajime Tanaka
Director
Phone: +81-3-5511-2461

Notice of New Loans

Tokyo, April 23, 2007 – MORI TRUST Sogo Reit, Inc. (MTR) has announced its decision to undertake new loans. Brief details are as follows:

1. Use of Funds

Acquisition of real estate (Shinbashi MS No.1 Building*).

* As of the acquisition date (April 25, 2007), the name will be changed to the Shinbashi Ekimae MTR Building.

2. Details of Loans

Short-Term Loans

Lender	Amount (Millions of yen)	Interest Rate	Type/ Repayment Method	Drawdown date/ Repayment date
Mizuho Corporate Bank, Ltd.	4,000	0.78167% Floating interest rate	Unsecured/ non-guaranteed bullet payment	April 25, 2007 February 29, 2008

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The Bank of Tokyo-Mitsubishi UFJ, Ltd.	3,000	0.83167% Floating interest rate	Unsecured/ non-guaranteed bullet payment	April 25, 2007 August 31, 2007
Total	7,000	—	—	—

Long-Term Loans

Lender	Amount (Millions of yen)	Interest Rate	Type/ Repayment Method	Drawdown date/ Repayment date
Mitsubishi UFJ Trust and Banking Corporation	3,000	1.389% Fixed interest rate	Unsecured/ non-guaranteed bullet payment	April 25, 2007 February 26, 2010
Shinsei Bank, Limited	3,000	1.592% Fixed interest rate	Unsecured/ non-guaranteed bullet payment	April 25, 2007 February 28, 2011
Development Bank of Japan	2,000	1.741% Fixed interest rate	Unsecured/ non-guaranteed bullet payment	April 25, 2007 February 29, 2012
Total	8,000	—	—	—

Reference

Total loan balance after the new loans:

	Before (Millions of yen)	After (Millions of yen)	Increase/Decrease (Millions of yen)
Short-term loans	19,000	26,000	+7,000
Long-term loans	38,500	46,500	+8,000
Total	57,500	72,500	+15,000

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