



Press Release

August 29, 2007

MORI TRUST Sogo Reit, Inc.
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Satoshi Horino
Executive Director
(TSE code 8961)

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Notice of Loan Refinance

Tokyo, August 29, 2007 – MORI TRUST Sogo Reit, Inc. (MTR) has announced details of loan refinance as follows:

1. Reason for refinance

Due to the repayment of existing loans

2. Loan refinance details

[Short-term loans]

Lender	Amount (Millions of yen)	Interest Rate	Type / Repayment Method	Drawdown Date / Repayment Date
Mizuho Corporate Bank, Ltd.	5,000	0.98583% Floating interest rate	Unsecured/ non-guaranteed bullet payment	August 31, 2007 August 29, 2008

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The Sumitomo Trust & Banking Co., Ltd.	4,500	0.98583% Floating interest rate	Unsecured/ non-guaranteed bullet payment	August 31, 2007 August 29, 2008
Mitsubishi UFJ Trust and Banking Corporation	4,500	1.02183% Floating interest rate	Unsecured/ non-guaranteed bullet payment	August 31, 2007 August 29, 2008
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	2,000	1.03583% Floating interest rate	Unsecured/ non-guaranteed bullet payment	August 31, 2007 February 29, 2008
Sumitomo Mitsui Banking Corporation	1,000	1.03583% Floating interest rate	Unsecured/ non-guaranteed bullet payment	August 31, 2007 August 29, 2008
Joyo Bank, Ltd.	500	1.01083% Floating interest rate	Unsecured/ non-guaranteed bullet payment	August 31, 2007 August 29, 2008
Total	17,500	—	—	—

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, 2007
The Sumitomo Trust & Banking Co., Ltd.	4,500	August 31, 2007
Mitsubishi UFJ Trust and Banking Corporation	4,500	August 31, 2007
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	3,000	August 31, 2007
The Chiba Bank, Ltd.	1,500	August 31, 2007

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Joyo Bank, Ltd.	500	August 31, 2007
Total	19,000	—

[Reference]

Total loan balance after loan refinance:

	Before (Millions of yen)	After (Millions of yen)	Increase / Decrease (Millions of yen)
Short-term loans	26,000	24,500	-1,500
Long-term loans	46,500	46,500	—
Total	72,500	71,000	-1,500

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