



## Press Release

Tokyo, July 27, 2004

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## Notice of New Loan

**Tokyo, July 27, 2004** – Mori Trust Sogo Reit, Inc. (MTR) has announced a new loan as follows.

### 1. Use of funds

Acquisition of property (Ito-Yokado Shin-Urayasu)

### 2. Loan details

- |                             |  |
|-----------------------------|--|
| 1) Lender:                  | The Bank of Tokyo-Mitsubishi, Ltd.     |
| 2) Amount:                  | 11,000 million yen                     |
| 3) Interest rate:           | undetermined* (floating interest rate) |
| 4) Type:                    | unsecured / non-guaranteed             |
| 5) Repayment method:        | bullet payment                         |
| 6) Scheduled drawdown date: | July 30, 2004                          |
| 7) Repayment date:          | May 31, 2005                           |

\* Interest rate for the loan will be determined and disclosed on July 28, 2004.

#### Disclaimer:

This English language document is provided as a service and is not intended to be an official statement. Should a discrepancy be found, the Japanese original will always govern the meaning and interpretation. The forward-looking statements contained herein involve risks and uncertainties that could cause actual results to differ from expectations. These forward-looking statements speak only as of the date of release and shall not be updated to reflect future events or circumstances.

[Reference]

Loan balance after new loan

	Before	After	Increase/Decrease
Short-term loans	11,000 million yen	22,000 million yen	+11,000 million yen
Long-term loans	14,000 million yen	14,000 million yen	-
Total	25,000 million yen	36,000 million yen	+11,000 million yen