



**Press Release**

February 27, 2008

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

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

**Tokyo, February 27, 2008** – MORI TRUST Sogo Reit, Inc. (MTR) has announced the following details concerning loan refinance and establishment of commitment line of credit.

**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.	6,000	1.05167% Floating interest rate	Unsecured/ non-guaranteed Bullet payment	February 29, 2008 February 27, 2009
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	2,000	1.05167% Floating interest rate	Unsecured/ non-guaranteed Bullet payment	February 29, 2008 August 29, 2008
The Sumitomo Trust & Banking Co., Ltd.	1,000	1.05167% Floating interest rate	Unsecured/ non-guaranteed Bullet payment	February 29, 2008 February 27, 2009
Total	9,000	—	—	—

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.



3. Use of Funds

Repayment of existing loans

4. Repayment Details

Short-Term Loans

Lender	Repayment Amount (Millions of Yen)	Repayment Date
Mizuho Corporate Bank, Ltd.	6,000	February 29, 2008
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	2,000	February 29, 2008
Mitsubishi UFJ Trust and Banking Corporation	1,000	February 29, 2008
Total	9,000	—

**II. Establishment of Commitment Line of Credit**

1. Reason for Establishment

To ensure flexible fund 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 27, 2009

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	24,500	24,500	—
Long-term loans	46,500	46,500	—
Total	71,000	71,000	—