

Press Release
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Notice of New Loans and Repayment of Loans

Tokyo, August 27, 2008 – MORI TRUST Sogo Reit, Inc. (MTR) has announced its decision to undertake new loans and repayment of loans. Brief details are as follows:

1. New loans for the repayment of existing loans
 - (1) Use of Funds
 Repayment of existing loans due and payable (see 3., Details of Repayment, below)
 - (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.	5,000	1.25167% Floating interest rate	Unsecured/ non-guaranteed bullet payment	August 29, 2008 August 31, 2009
The Sumitomo Trust & Banking Corporation	4,500	1.25167% Floating interest rate	Unsecured/ non-guaranteed bullet payment	August 29, 2008 August 31, 2009
Mitsubishi UFJ Trust and Banking Corporation	4,500	1.25167% Floating interest rate	Unsecured/ non-guaranteed bullet payment	August 29, 2008 August 31, 2009
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	2,000	1.25167% Floating interest rate	Unsecured/ non-guaranteed bullet payment	August 29, 2008 August 31, 2009
Sumitomo Mitsui Banking Corporation	1,000	1.25167% Floating interest rate	Unsecured/ non-guaranteed bullet payment	August 29, 2008 August 31, 2009
Joyo Bank, Ltd.	500	1.25167% Floating interest rate	Unsecured/ non-guaranteed bullet payment	August 29, 2008 August 31, 2009
Total	17,500	—	—	—

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2. New loans for the acquisition of property

(1) Use of Funds

Acquisition of real estate trust beneficiary interest (ON 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.	10,000	0.99917% Floating interest rate	Unsecured/ non-guaranteed bullet payment	August 29, 2008 October 1, 2008
Sumitomo Mitsui Banking Corporation	7,000	1.21000% Floating interest rate	Unsecured/ non-guaranteed bullet payment (Note)	August 29, 2008 October 1, 2008
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	3,000	0.99917% Floating interest rate	Unsecured/ non-guaranteed bullet payment	August 29, 2008 October 1, 2008
Sumitomo Mitsui Banking Corporation	1,000	1.25167% Floating interest rate	Unsecured/ non-guaranteed bullet payment (Note)	August 29, 2008 November 28, 2008
Mizuho Corporate Bank, Ltd.	4,000	1.25167% Floating interest rate	Unsecured/ non-guaranteed bullet payment	August 29, 2008 August 31, 2009
Total	25,000	—	—	—

Note. Loans are within the commitment line.

Long-Term Loans

Lender	Amount (Millions of yen)	Interest Rate	Type/Repayment Method	Drawdown date/ Repayment date
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	4,000	1.46000% Fixed interest rate	Unsecured/ non-guaranteed bullet payment	August 29, 2008 August 31, 2010
Sumitomo Trust & Banking Corporation	5,000	1.57600% Fixed interest rate	Unsecured/ non-guaranteed bullet payment	August 29, 2008 August 31, 2011
Mitsubishi UFJ Trust and Banking Corporation	3,000	1.57600% Fixed interest rate	Unsecured/ non-guaranteed bullet payment	August 29, 2008 August 31, 2011
Development Bank of Japan	3,000	1.96400% Fixed interest rate	Unsecured/ non-guaranteed bullet payment	August 29, 2008 February 27, 2015
Total	15,000	—	—	—

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3. Details of Repayment

Short-Term Loans

Lender	Repayment amount (Millions of yen)	Repayment date
Mizuho Corporate Bank, Ltd.	5,000	August 29, 2008
The Sumitomo Trust & Banking Corporation	4,500	August 29, 2008
Mitsubishi UFJ Trust and Banking Corporation	4,500	August 29, 2008
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	2,000	August 29, 2008
Sumitomo Mitsui Banking Corporation	1,000	August 29, 2008
Joyo Bank, Ltd.	500	August 29, 2008
Total	17,500	—

4. Total Loan Balance after the New Loans and Repayment

(Millions of yen)

	Before	After	Increase/Decrease
Short-term loans	24,500	49,500	+ 25,000
Long-term loans	46,500	61,500	+ 15,000
Total	71,000	111,000	+ 40,000

* MTR does not have interest-bearing debt other than loans as of August 27, 2008.

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