

August 29, 2011

Press Release

Issuer of Real Estate Investment Trust Securities

MORI TRUST Sogo Reit, Inc.

2-11-7 Akasaka, Minato-ku, Tokyo

Representative:

Satoshi Horino

Executive Director

(TSE code 8961)

Asset Management Company:

MORI TRUST Asset Management Co., Ltd.

Representative:

Satoshi Horino

President and Representative Director

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Notice of Loan Refinance

Tokyo, August 29, 2011 – 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 details

[Short-term loans]

(Million yen)

Lender	Loan Amount	Interest Rate (Note)	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Mitsubishi UFJ Trust and Banking Corporation	5,000	Basic interest rate(JPY TIBOR for 1 month in JBA) + 0.35%	Unsecured/ non-guaranteed Bullet payment	August 31, 2011 August 31, 2012
The Sumitomo Trust & Banking Co., Ltd.	2,000	Basic interest rate(JPY TIBOR for 1 month in JBA) + 0.35%	Unsecured/ non-guaranteed Bullet payment	August 31, 2011 August 31, 2012
Mizuho Corporate Bank, Ltd.	1,500	Basic interest rate(JPY TIBOR for 1 month in JBA) + 0.35%	Unsecured/ non-guaranteed Bullet payment	August 31, 2011 August 31, 2012
Resona Bank, Limited.	1,000	Basic interest rate(JPY TIBOR for 1 month in JBA) + 0.35%	Unsecured/ non-guaranteed Bullet payment	August 31, 2011 August 31, 2012

Disclaimer:

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Total	9,500	—	—	—
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Note: Basic interest rate to be applied from now on will be Japanese Yen TIBOR for one month which JBA releases two business days prior to the last day of each month(if such date is not a business day, the previous day will be the date.). (As of August 29, 2011, Japanese Yen TIBOR for one month is 0.18%)

With regard to Japanese Yen TIBOR of JBA, please refer to the website of JBA.

(<http://www.zenginkyo.or.jp/en/tibor/>) In the event that an interest rate other than Japanese Yen TIBOR for one month is applied, MTR will make a separate announcement.

[Long-term loans]

(Million yen)

Lender	Loan Amount	Interest Rate (Note)	Loan Type and Repayment Method	Drawdown Date and Repayment Date
The Sumitomo Trust & Banking Co., Ltd.	5,500	0.79375 % fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 31, 2011 August 29,2014
Mitsubishi UFJ Trust and Banking Corporation	1,000	0.79375% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 31, 2011 August 29,2014
Mizuho Corporate Bank, Ltd.	1,500	0.88750% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 31, 2011 August 31,2015
Mizuho Corporate Bank, Ltd.	1,000	1.00625% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 31, 2011 August 31,2016
Total	9,000	—	—	—

3. Use of funds

Repayment of existing loans.

4. Repayment details

[Short-term loans]

(Million yen)

Lender	Repayment Amount	Repayment Date
Mizuho Corporate Bank, Ltd.	4,000	August 31, 2011
Mitsubishi UFJ Trust and Banking Corporation	3,500	August 31, 2011
The Sumitomo Trust & Banking Co., Ltd.	2,500	August 31, 2011
Total	10,000	—

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[Long-term loans]

(Million yen)

Lender	Repayment Amount	Repayment Date
The Sumitomo Trust & Banking Co., Ltd.	5,000	August 31, 2011
Mitsubishi UFJ Trust and Banking Corporation	3,000	August 31, 2011
Development Bank of Japan Inc.	1,000	August 31, 2011
Development Bank of Japan Inc.	125	August 31, 2011
Total	9,125	—

Note: MTR allocates cash on hand to cover this repayment partially.

5. Interest-bearing liabilities balance after the new loans and repayment of existing loans

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	23,000	22,500	-500
Long-term loans	105,900	105,775	-125
Investment Corporation Bonds	5,000	5,000	—
Total	133,900	133,275	-625

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