

Press Release

Issuer of Real Estate Investment Trust Securities

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, April 11, 2012** – MORI TRUST Sogo Reit, Inc. (MTR) has announced details of loan refinance as follows:

1. Reason for refinance

Due to the maturity of existing loans.

2. Loan details

[Short-term loan]

(Million yen)

Lender	Loan Amount	Interest Rate (Note)	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Mizuho Corporate Bank, Ltd.	4,000	Basic interest rate(JPY TIBOR for 1 month in JBA) + 0.30%	Unsecured/ non-guaranteed Bullet payment	April 13, 2012 April 12, 2013
Total	4,000	—	—	—

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 April 11, 2012, 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.

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[Long-term loans]

(Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Mitsubishi UFJ Trust and Banking Corporation	4,500	0.76125% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	April 13, 2012 April 13, 2015
Sumitomo Mitsui Trust Bank, Limited	4,000	0.76125% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	April 13, 2012 April 13, 2015
Total	8,500	—	—	—

## 3. Use of funds

Repayment of existing loans.

## 4. Repayment details

[Short-term loan]

(Million yen)

Lender	Repayment Amount	Repayment Date
Mizuho Corporate Bank, Ltd.	3,500	April 13, 2012
Total	3,500	—

[Long-term loans]

(Million yen)

Lender	Repayment Amount	Repayment Date
Mitsubishi UFJ Trust and Banking Corporation	5,000	April 13, 2012
Sumitomo Mitsui Trust Bank, Limited	4,000	April 13, 2012
Total	9,000	—

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

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	22,500	23,000	+500
Long-term loans	101,500	101,000	-500
Investment Corporation Bonds	10,000	10,000	—
Total	134,000	134,000	—

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