



February 24, 2010

Press Release  
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## **Notice of Loan Refinance and Establishment of Commitment Line of Credit**

**Tokyo, February 24, 2010** – MORI TRUST Sogo Reit, Inc. (MTR) has announced details of loan refinance and the establishment of a commitment line of credit as follows:

### **I. Loan Refinance**

#### 1. Reasons for refinance

Due to the repayment of existing loans.

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## 2. Loan details

### [Short-term loans]

| Lender                                       | Loan Amount<br>(Millions of Yen) | Interest Rate                         | Loan Type and<br>Repayment<br>Method           | Drawdown Date<br>and<br>Repayment Date |
|--|----------------------------------|---------------------------------------|--|--|
| Mizuho Corporate<br>Bank, Ltd.               | 3,000                            | 1.05545%<br>floating interest<br>rate | Unsecured/<br>non-guaranteed<br>Bullet payment | February 26, 2010<br>February 28, 2011 |
| The Sumitomo<br>Trust & Banking<br>Co., Ltd. | 1,000                            | 1.05545%<br>floating interest<br>rate | Unsecured/<br>non-guaranteed<br>Bullet payment | February 26, 2010<br>February 28, 2011 |
| Sumitomo Mitsui<br>Banking<br>Corporation    | 1,000                            | 1.24636%<br>floating interest<br>rate | Unsecured/<br>non-guaranteed<br>Bullet payment | February 26, 2010<br>February 28, 2011 |
| Total  | 5,000                            | -                                     | -  | -                                      |

### [Long-term loans]

| Lender   | Loan Amount<br>(Millions of Yen) | Interest Rate                   | Loan Type and<br>Repayment<br>Method           | Drawdown Date<br>and<br>Repayment Date |
|--|----------------------------------|---------------------------------|--|--|
| Sumitomo Mitsui<br>Banking Corporation             | 5,000                            | 1.58375%<br>fixed interest rate | Unsecured/<br>non-guaranteed<br>Bullet payment | February 26, 2010<br>February 28, 2013 |
| Mizuho Corporate<br>Bank, Ltd.                     | 3,000                            | 1.58375%<br>fixed interest rate | Unsecured/<br>non-guaranteed<br>Bullet payment | February 26, 2010<br>February 28, 2013 |
| Mitsubishi UFJ Trust<br>and Banking<br>Corporation | 3,000                            | 1.58375%<br>fixed interest rate | Unsecured/<br>non-guaranteed<br>Bullet payment | February 26, 2010<br>February 28, 2013 |
| The Sumitomo Trust<br>& Banking Co., Ltd.          | 2,500                            | 1.58375%<br>fixed interest rate | Unsecured/<br>non-guaranteed<br>Bullet payment | February 26, 2010<br>February 28, 2013 |
| Total  | 13,500                           | —                               | —  | —                                      |

## 3. Use of funds

### Repayment of existing loans

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#### 4. Repayment details

[Short-term loans]

| Lender                                 | Repayment Amount<br>(Millions of Yen) | Repayment Date    |
|--|---------------------------------------|-------------------|
| Mizuho Corporate Bank, Ltd.            | 6,000                                 | February 26, 2010 |
| The Sumitomo Trust & Banking Co., Ltd. | 1,000                                 | February 26, 2010 |
| Sumitomo Mitsui Banking Corporation    | 1,000                                 | February 26, 2010 |
| Total                                  | 8,000                                 | —                 |

[Long-term loans]

| Lender                                       | Repayment Amount<br>(Millions of Yen) | Repayment Date    |
|--|---------------------------------------|-------------------|
| Sumitomo Mitsui Banking Corporation          | 5,000                                 | February 26, 2010 |
| Mitsubishi UFJ Trust and Banking Corporation | 3,000                                 | February 26, 2010 |
| Nippon Life Insurance Company                | 3,000                                 | February 26, 2010 |
| The Sumitomo Trust & Banking Co., Ltd.       | 2,500                                 | February 26, 2010 |
| The Dai-ichi Mutual Life Insurance Company   | 2,000                                 | February 26, 2010 |
| Development Bank of Japan Inc.               | 125                                   | February 26, 2010 |
| Total  | 15,625                                | —                 |

## II. Establishment of Commitment Line of Credit

### 1. Reason for establishment

To ensure flexible fund procurement.

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## 2. Details

| Lender                              | Maximum Limit for Commitment Line of Credit (Millions of yen) | Interest Rate    | Loan Type Repayment Method                     | Expiry Date          |
|-------------------------------------|---|------------------|--|----------------------|
| Mizuho Corporate Bank, Ltd.         | 10,000  | To be determined | Unsecured/<br>non-guaranteed<br>Bullet payment | February 28,<br>2011 |
| Sumitomo Mitsui Banking Corporation | 10,000  | To be determined | Unsecured/<br>non-guaranteed<br>Bullet payment | February 28,<br>2011 |

Note: The interest rate will be determined at the time of loan drawdown.

### III. Loan balance after new loans and repayment of existing loans

(Millions of Yen)

|                  | Before | After  | Increase/Decrease |
|------------------|--------|--------|-------------------|
| Short-term loans | 24,500 | 21,500 | -3,000            |
| Long-term loans  | 66,425 | 64,300 | -2,125            |
| Total            | 90,925 | 85,800 | -5,125            |

\* MTR does not have interest-bearing debt other than loans as of February 24, 2010.

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