

Press Release

Issuer of Real Estate Investment Trust Securities

MORI TRUST Sogo Reit, Inc.

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(TSE code 8961)

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## Notice of New Loans

**Tokyo, October 16, 2012** – Mori Trust Sogo Reit, Inc. (MTR) has announced details of new loans as follows:

### 1. Reason for loan and use of funds

To meet funding requirements for the acquisition of a property (Kohnan Sagamihara-Nishihashimoto) (Please refer to the today's press release "Acquisition of Asset (Contract to be Concluded) – Kohnan Sagamihara-Nishihashimoto".)

### 2. Loan details

[Short-term loans]

(Million yen)

Lender	Loan Amount	Interest Rate (Note)	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Mizuho Corporate Bank, Ltd.	2,000	Basic interest rate(JPY TIBOR for 1 month in JBA) + 0.275%	Unsecured/ non-guaranteed Bullet payment	October 18, 2012 October 18, 2013
Sumitomo Mitsui Banking Corporation	2,000	Basic interest rate(JPY TIBOR for 1 month in JBA) + 0.275%	Unsecured/ non-guaranteed Bullet payment	October 18, 2012 October 18, 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 October 16, 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

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one month is applied, MTR will make a separate announcement.

[Long-term loans]

(Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Resona Bank, Limited.	1,500	0.66875% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	October 18, 2012 October 18, 2016
Development Bank of Japan Inc.	2,000	0.78500% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	October 18, 2012 September 29, 2017
Total	3,500	—	—	—

#### 4. Interest-bearing liabilities balance after the new loans

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	27,000	31,000	+4,000
Long-term loans	102,825	106,325	+3,500
Investment Corporation Bonds	10,000	10,000	—
Total	139,825	147,325	+7,500

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