

Press Release

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### Notice of New Loans (Interest Rate Setting)

**Tokyo, April 9, 2010** — MORI TRUST Sogo Reit, Inc. (MTR) announces that it has determined the interest rates for new loans announced in the Notice of New Loans and Establishment of Commitment Line of Credit on April 8, 2010. Details are as follows:

[Short-term loans]

Lender	Loan Amount (Million yen)	Interest Rate (Note 1)	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Mizuho Corporate Bank, Ltd.	20,000	1.03615% floating interest rate	Unsecured/non-guaranteed Bullet payment (Note 2)	April 13, 2010 June 11, 2010
Sumitomo Mitsui Banking Corporation	20,000	1.03615% floating interest rate	Unsecured/non-guaranteed Bullet payment	April 13, 2010 June 11, 2010
The Bank of Tokyo-Mitsubishi UFJ, Ltd	7,000	0.98615% floating interest rate	Unsecured/non-guaranteed Bullet payment	April 13, 2010 April 13, 2011
Mizuho Corporate Bank, Ltd.	5,000	0.98615% floating interest rate	Unsecured/non-guaranteed Bullet payment	April 13, 2010 April 13, 2011
Total	52,000	—	—	—

Note 1: The interest rates are valid until May 13, 2010. The next interest rates will be announced as soon as they are determined.

Note 2: Loans are within the commitment lines.

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[Long-term loans]

Lender	Loan Amount (Million yen)	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Mitsubishi UFJ Trust and Banking Corporation	5,000	1.42250% fixed interest rate	Unsecured/non-guaranteed Bullet payment	April 13, 2010 April 13, 2012
The Sumitomo Trust & Banking Co., Ltd.	4,000	1.42250% fixed interest rate	Unsecured/non-guaranteed Bullet payment	April 13, 2010 April 13, 2012
Mizuho Corporate Bank, Ltd.	5,000	1.59125% fixed interest rate	Unsecured/non-guaranteed Bullet payment	April 13, 2010 April 12, 2013
Sumitomo Mitsui Banking Corporation	5,000	1.59125% fixed interest rate	Unsecured/non-guaranteed Bullet payment	April 13, 2010 April 12, 2013
Sumitomo Mitsui Banking Corporation	5,000	1.68875% fixed interest rate	Unsecured/non-guaranteed Bullet payment	April 13, 2010 October 11, 2013
Mizuho Corporate Bank, Ltd.	4,000	1.68875% fixed interest rate	Unsecured/non-guaranteed Bullet payment	April 13, 2010 October 11, 2013
Aozora Bank, Ltd.	1,000	1.68875% fixed interest rate	Unsecured/non-guaranteed Bullet payment	April 13, 2010 October 11, 2013
Sumitomo Mitsui Banking Corporation	5,000	1.78625% fixed interest rate	Unsecured/non-guaranteed Bullet payment	April 13, 2010 April 11, 2014
Development Bank of Japan Inc.	2,000	1.78625% fixed interest rate	Unsecured/non-guaranteed Bullet payment	April 13, 2010 April 11, 2014
Total	36,000	—	—	—

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