



August 27, 2010

Press Release

Issuer of Real Estate Investment Trust Securities
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Executive Director
(TSE code 8961)
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Notice of Loan Refinance

Tokyo, August 27, 2010 – MORI TRUST Sogo Reit, Inc. (MTR) has announced details of loan refinance are as follows:

1. Reasons for Loan Refinance

Due to the repayment of existing loans.

Disclaimer:

This English language document is provided as a service and is not intended to be an official statement. Should a discrepancy be found, the Japanese original will always govern the meaning and interpretation.

2. Loan details

[Short-term loans]

Lender	Loan Amount (Millions of Yen)	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Mizuho Corporate Bank, Ltd.	4,000	0.90154% floating interest rate	Unsecured/ non-guaranteed Bullet payment	August 31, 2010 August 31, 2011
Mitsubishi UFJ Trust and Banking Corporation	3,500	0.90154% floating interest rate	Unsecured/ non-guaranteed Bullet payment	August 31, 2010 August 31, 2011
The Sumitomo Trust & Banking Co., Ltd.	2,500	0.90154% floating interest rate	Unsecured/ non-guaranteed Bullet payment	August 31, 2010 August 31, 2011
Total	10,000	—	—	—

[Long-term loans]

Lender	Loan Amount (Millions of Yen)	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
The Bank of Tokyo-Mitsubishi UFJ, Ltd	6,000	1.37625% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 31, 2010 August 30,2013
Mizuho Corporate Bank, Ltd.	1,000	1.37625% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 31, 2010 August 30,2013
Sumitomo Mitsui Banking Corporation	1,000	1.37625% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 31, 2010 August 30,2013
Total	8,000	—	—	—

3. Use of funds

Repayment of existing loans

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4. Repayment details

[Short-term loans]

Lender	Repayment Amount (Millions of Yen)	Repayment Date
Mizuho Corporate Bank, Ltd.	5,500	August 31, 2010
Mitsubishi UFJ Trust and Banking Corporation	4,000	August 31, 2010
The Sumitomo Trust & Banking Co., Ltd.	3,000	August 31, 2010
The Bank of Tokyo-Mitsubishi UFJ, Ltd	2,500	August 31, 2010
Sumitomo Mitsui Banking Corporation	1,500	August 31, 2010
Total	16,500	—

[Long-term loans]

Lender	Repayment Amount (Millions of Yen)	Repayment Date
The Bank of Tokyo-Mitsubishi UFJ, Ltd	4,000	August 31, 2010
Development Bank of Japan Inc.	125	August 31, 2010
Total	4,125	—

5. Loan balance after new loans and repayment of existing loans

(Millions of Yen)

	Before	After	Increase/Decrease
Short-term loans	33,500	27,000	-6,500
Long-term loans	107,300	111,175	3,875
Total	140,800	138,175	-2,625

* MTR does not have interest-bearing debt other than loans as of August 27, 2010.

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