

Press Release

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Notice of a New Loan

Tokyo, January 21, 2011 – MORI TRUST Sogo Reit, Inc. (MTR) has announced details of new loans as follows:

1. Purpose of Borrowing

To secure more solid financial stability by increasing liquidity in hand and the ratio of long-term debt to interest-bearing debt.

2. Loan details

[Long-term loan]

Lender	Loan Amount (Millions of Yen)	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
The Bank of Fukuoka, Ltd.	2,000	1.03875% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	January 25, 2011 January 24, 2014

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.

3. Loan balance after the new loan

(Millions of Yen)

	Before	After	Increase/Decrease
Short-term loans	27,000	27,000	—
Long-term loans	112,100	114,100	+2,000
Total	139,100	141,100	+2,000

* MTR does not have interest-bearing debt other than loans as of January 21, 2011.

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