



April 11, 2011

Press Release  
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## **Notice of Loan Refinance**

**Tokyo, April 11, 2011** – MORI TRUST Sogo Reit, Inc. (MTR) has announced details of loan refinance as follows:

### **I. Loan Refinance**

#### 1. Reason for refinance

Due to the repayment of existing loan.

**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 loan]

(Million yen)

Lender	Loan Amount	Interest Rate (Note)	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Mizuho Corporate Bank, Ltd.	3,500	0.63000% floating interest rate	Unsecured/ non-guaranteed Bullet payment	April 13, 2011 April 13, 2012
Total	3,500	—	—	—

Note: The interest rate is until April 28, 2011. The interest rate will be announced as soon as they are determined.

3. Use of funds

Repayment of existing loan.

4. Repayment details

[Short-term loan]

(Million yen)

Lender	Repayment Amount	Repayment Date
Mizuho Corporate Bank, Ltd.	3,500	April 13, 2011
Total	3,500	—

**II. Interest-bearing liabilities balance after the new loan and repayment of existing loan**

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	22,500	22,500	—
Long-term loans	104,900	104,900	—
Investment Corporation Bonds	5,000	5,000	—
Total	132,400	132,400	—

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