



February 24, 2011

Press Release  
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## **Notice of Loan Refinance, Pre-payment and Establishment of Commitment Line of Credit**

**Tokyo, February 24, 2011** – MORI TRUST Sogo Reit, Inc. (MTR) has announced details of loan refinance, pre-payment and the establishment of a commitment line of credit as follows:

### **I. Loan Refinance**

#### 1. Reason for refinance

Due to the repayment and pre-payment of existing loans.

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## 2. Loan details

[Short-term loans]

(Million yen)

| Lender                                       | Loan Amount | Interest Rate<br>(Note)            | Loan Type and<br>Repayment Method              | Drawdown Date<br>and<br>Repayment Date |
|--|-------------|------------------------------------|--|--|
| The Bank of<br>Tokyo-Mitsubishi<br>UFJ, Ltd. | 5,500       | 0.68000%<br>floating interest rate | Unsecured/<br>non-guaranteed<br>Bullet payment | February 28, 2011<br>February 29, 2012 |
| Mizuho Corporate<br>Bank, Ltd.               | 3,000       | 0.63000%<br>floating interest rate | Unsecured/<br>non-guaranteed<br>Bullet payment | February 28, 2011<br>February 29, 2012 |
| The Sumitomo Trust<br>& Banking Co., Ltd.    | 500         | 0.63000%<br>floating interest rate | Unsecured/<br>non-guaranteed<br>Bullet payment | February 28, 2011<br>February 29, 2012 |
| Total  | 9,000       | —                                  | —  | —                                      |

Note: Those interest rates are until March 31, 2011. The interest rates will be announced as soon as they are determined.

[Long-term loans]

(Million yen)

| Lender                                       | Loan Amount | Interest Rate                   | Loan Type and<br>Repayment Method              | Drawdown Date<br>and<br>Repayment Date |
|--|-------------|---------------------------------|--|--|
| The Hachijuni Bank,<br>Ltd.                  | 1,000       | 1.04000%<br>fixed interest rate | Unsecured/<br>non-guaranteed<br>Bullet payment | February 28, 2011<br>February 28, 2014 |
| The Bank of<br>Tokyo-Mitsubishi<br>UFJ, Ltd. | 1,000       | 1.37875%<br>fixed interest rate | Unsecured/<br>non-guaranteed<br>Bullet payment | February 28, 2011<br>February 29, 2016 |
| Nippon Life<br>Insurance Company             | 500         | 1.47813%<br>fixed interest rate | Unsecured/<br>non-guaranteed<br>Bullet payment | February 28, 2011<br>February 29, 2016 |
| Total  | 2,500       | —                               | —  | —                                      |

## 3. Use of funds

Repayment of existing loans.

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#### 4. Repayment details

[Short-term loans]

(Million yen)

| Lender                                   | Repayment Amount | Repayment Date            |
|--|------------------|---------------------------|
| The Bank of Tokyo-Mitsubishi UFJ, Ltd.   | 7,000            | February 28, 2011 (Note1) |
| Mizuho Corporate Bank, Ltd.              | 3,000            | February 28, 2011         |
| Mizuho Corporate Bank, Ltd.              | 1,500            | February 28, 2011 (Note2) |
| Sumitomo Mitsui Banking Corporation      | 1,000            | February 28, 2011         |
| The Sumitomo Trust and Banking Co., Ltd. | 1,000            | February 28, 2011         |
| Total                                    | 13,500           | —                         |

Note1: MTR will prepay entire outstanding balance of 7,000 million yen borrowed on April 13, 2010 prior to the repayment date of April 13, 2011. There will be no settlement fee applicable to this pre-repayment.

Note2: MTR will prepay partial balance of 5,000 million yen borrowed on April 13, 2010 prior to the repayment date of April 13, 2011. There will be no settlement fee applicable to this pre-repayment.

[Long-term loans]

(Million yen)

| Lender                         | Repayment Amount | Repayment Date    |
|--------------------------------|------------------|-------------------|
| Shinsei Bank, Limited          | 3,000            | February 28, 2011 |
| Development Bank of Japan Inc. | 2,500            | February 28, 2011 |
| Development Bank of Japan Inc. | 2,000            | February 28, 2011 |
| Shinsei Bank, Limited          | 2,000            | February 28, 2011 |
| Nippon Life Insurance Company  | 1,000            | February 28, 2011 |
| The Hachijuni Bank, Ltd.       | 1,000            | February 28, 2011 |
| Development Bank of Japan Inc. | 125              | February 28, 2011 |
| Total                          | 11,625           | —                 |

Note: MTR allocates the proceeds of investment corporation bonds and cash on hand to cover this repayment partially.

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## II. Establishment of Commitment Line of Credit

### 1. Reason for establishment

To ensure flexible fund procurement by extending current agreement.

### 2. Details

(Million yen)

| Lender                              | Maximum Limit for Commitment Line of Credit | Interest Rate (Note) | Loan Type and Repayment Method                 | Expiry Date       |
|-------------------------------------|---|----------------------|--|-------------------|
| Mizuho Corporate Bank, Ltd.         | 10,000                                      | To be determined     | Unsecured/<br>non-guaranteed<br>Bullet payment | February 29, 2012 |
| Sumitomo Mitsui Banking Corporation | 10,000                                      | To be determined     | Unsecured/<br>non-guaranteed<br>Bullet payment | February 29, 2012 |

Note: The interest rate will be determined at the time of loan drawdown.

## III. Interest-bearing liabilities balance after new loans and repayment of existing loans

(Million yen)

|                              | End of the previous period ( September 30,2010 ) | Before  | After   | Change from previous period |
|------------------------------|--|---------|---------|-----------------------------|
| short-term loans             | 27,000   | 27,000  | 22,500  | -4,500                      |
| Long-term loans              | 111,100  | 114,100 | 104,975 | -6,125                      |
| Investment Corporation Bonds | —  | 5,000   | 5,000   | +5,000                      |
| Total                        | 138,100  | 146,100 | 132,475 | -5,625                      |

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