



August 27, 2009

Press Release
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(TSE code 8961)
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Notice of Loan Refinance

Tokyo, August 27, 2009 – 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.	5,000	1.35273% floating interest rate	Unsecured/ non-guaranteed Bullet payment	August 31, 2009 August 31, 2010
Mitsubishi UFJ Trust and Banking Corporation	3,500	1.35273% floating interest rate	Unsecured/ non-guaranteed Bullet payment	August 31, 2009 August 31, 2010
The Sumitomo Trust & Banking Co., Ltd.	2,500	1.35273% floating interest rate	Unsecured/ non-guaranteed Bullet payment	August 31, 2009 August 31, 2010
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	2,000	1.35273% floating interest rate	Unsecured/ non-guaranteed Bullet payment	August 31, 2009 August 31, 2010
Sumitomo Mitsui Banking Corporation	1,000	1.35273% floating interest rate	Unsecured/ non-guaranteed Bullet payment	August 31, 2009 August 31, 2010
Total	14,000	—	—	—

[Long-term loans]

Lender	Loan Amount (Millions of Yen)	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
The Sumitomo Trust & Banking Co., Ltd.	3,000	1.62250% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 31, 2009 February 29, 2012
Mizuho Corporate Bank, Ltd.	4,000	1.67250% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 31, 2009 August 31, 2012
Mitsubishi UFJ Trust and Banking Corporation	3,000	1.67250% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 31, 2009 August 31, 2012
Total	10,000	—	—	—

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3. Use of funds

Repayment of existing loans

4. Repayment details

[Short-term loans]

Lender	Repayment Amount (Millions of Yen)	Repayment Date
Mizuho Corporate Bank, Ltd.	9,000	August 31, 2009
The Sumitomo Trust & Banking Co., Ltd.	4,500	August 31, 2009
Mitsubishi UFJ Trust and Banking Corporation	4,500	August 31, 2009
Mitsubishi UFJ Trust and Banking Corporation	2,000	August 31, 2009
Sumitomo Mitsui Banking Corporation	1,000	August 31, 2009
The Joyo Bank, Ltd.	500	August 31, 2009
Total	21,500	—

[Long-term loans]

Lender	Repayment Amount (Millions of Yen)	Repayment Date
Shinsei Bank, Limited.	3,000	August 31, 2009
Mitsubishi UFJ Trust and Banking Corporation	2,000	August 31, 2009
The Sumitomo Trust & Banking Co., Ltd.	1,000	August 31, 2009
The Chiba Bank, Ltd.	1,000	August 31, 2009
Development Bank of Japan Inc.	75	August 31, 2009
Total	7,075	—

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

(Millions of Yen)

	Before	After	Increase/Decrease
Short-term loans	29,500	22,000	-7,500
Long-term loans	61,500	64,425	2,925
Total	91,000	86,425	-4,575

* MTR does not have interest-bearing debt other than loans as of August 27, 2009.

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