



February 25, 2009

Press Release  
MORI TRUST Sogo Reit, Inc.  
1-25-5 Toranomom, Minato-ku, Tokyo  
Satoshi Horino  
Executive Director  
(TSE code 8961)  
Asset Management Company:  
MORI TRUST Asset Management Co., Ltd.  
Satoshi Horino  
President and Representative Director  
Contact:  
Hajime Tanaka  
Director and General Manager, Planning and Financial Department  
Phone: +81-3-5511-2461

## **Notice of Loan Refinance and Establishment of Commitment Line of Credit**

**Tokyo, February 25, 2009** – MORI TRUST Sogo Reit, Inc. (MTR) has announced details of loan refinance and the establishment of a commitment line of credit as follows:

### **I. Loan Refinance**

#### 1. Reasons for 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.	6,000	1.31583% floating interest rate	Unsecured/ non-guaranteed Bullet payment	February 27, 2009 February 26, 2010
The Sumitomo Trust & Banking Co., Ltd.	1,000	1.31583% floating interest rate	Unsecured/ non-guaranteed Bullet payment	February 27, 2009 February 26, 2010
Sumitomo Mitsui Banking Corporation	1,000	1.31583% floating interest rate	Unsecured/ non-guaranteed Bullet payment	February 27, 2009 February 26, 2010
Total	8,000	-	-	-

## 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.	6,000	February 27, 2009
The Sumitomo Trust & Banking Co., Ltd.	1,000	February 27, 2009
Sumitomo Mitsui Banking Corporation	1,000	February 27, 2009
Total	8,000	—

[Long-term loans]

Lender	Repayment Amount (Millions of Yen)	Repayment Date
Nippon Life Insurance Company	3,000	February 27, 2009

**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.

## II. Establishment of Commitment Line of Credit

### 1. Reason for establishment

To ensure flexible fund procurement.

### 2. Details

Lender	Maximum Limit for Commitment Line of Credit (Millions of yen)	Interest Rate	Loan Type Repayment Method	Expiry Date
Sumitomo Mitsui Banking Corporation	10,000	To be determined	Unsecured/ non-guaranteed Bullet payment	February 26, 2010

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

## III. Loan balance after new loans and repayment of existing loans

(Millions of Yen)

	Before	After	Increase/Decrease
Short-term loans	29,500	29,500	—
Long-term loans	61,500	58,500	-3,000
Total	91,000	88,000	-3,000

\* MTR does not have interest-bearing debt other than loans as of February 25, 2009.

**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.