

Press Release

Issuer of Real Estate Investment Trust Securities

MORI TRUST Sogo Reit, Inc.

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Satoshi Horino,

Executive Director

(TSE code 8961)

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## Notice of Loan Refinance

**Tokyo, August 29, 2012** – MORI TRUST Sogo Reit, Inc. (MTR) has announced details of loan refinance as

follows:

1. Reason for refinance

Due to the maturity of existing loans.

2. Loan details

[Short-term loans]

(Million yen)

Lender	Loan Amount	Interest Rate (Note)	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Mitsubishi UFJ Trust and Banking Corporation	5,000	Basic interest rate(JPY TIBOR for 1 month in JBA) + 0.30%	Unsecured/ non-guaranteed Bullet payment	August 31, 2012 August 30, 2013
Mizuho Corporate Bank, Ltd.	1,500	Basic interest rate(JPY TIBOR for 1 month in JBA) + 0.30%	Unsecured/ non-guaranteed Bullet payment	August 31, 2012 August 30, 2013
Resona Bank, Limited.	1,000	Basic interest rate(JPY TIBOR for 1 month in JBA) + 0.30%	Unsecured/ non-guaranteed Bullet payment	August 31, 2012 August 30, 2013
Total	7,500	—	—	—

Disclaimer:

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Note: Basic interest rate to be applied from now on will be Japanese Yen TIBOR for one month which JBA releases two business days prior to the last day of each month(if such date is not a business day, the previous day will be the date.). (As of August 29, 2012, Japanese Yen TIBOR for one month is 0.18%)  
 With regard to Japanese Yen TIBOR of JBA, please refer to the website of JBA.  
<http://www.zenginkyo.or.jp/en/tibor/> In the event that an interest rate other than Japanese Yen TIBOR for one month is applied, MTR will make a separate announcement.

[Long-term loans]

(Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Mitsubishi UFJ Trust and Banking Corporation	3,000	0.70500% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 31, 2012 August 31, 2015
Nippon Life Insurance Company	500	0.70500% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 31, 2012 August 31, 2015
Sumitomo Mitsui Trust Bank, Limited	2,000	0.78125% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 31, 2012 August 31, 2016
Mizuho Corporate Bank, Ltd.	4,000	0.87750% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 31, 2012 August 31, 2017
Development Bank of Japan Inc.	1,000	0.99250% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 31, 2012 August 31, 2018
Development Bank of Japan Inc.	1,000	1.12375% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	August 31, 2012 August 30, 2019
Total	11,500	—	—	—

### 3. Use of funds

Repayment of existing loans.

### 4. Repayment details

[Short-term loans]

(Million yen)

Lender	Repayment Amount	Repayment Date
Mitsubishi UFJ Trust and Banking Corporation	5,000	August 31, 2012
Sumitomo Mitsui Trust Bank, Limited	2,000	August 31, 2012
Mizuho Corporate Bank, Ltd.	1,500	August 31, 2012

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Resona Bank, Limited.	1,000	August 31, 2012
Total	9,500	—

[Long-term loans]

(Million yen)

Lender	Repayment Amount	Repayment Date
Mizuho Corporate Bank, Ltd.	4,000	August 31, 2012
Mitsubishi UFJ Trust and Banking Corporation	3,000	August 31, 2012
Development Bank of Japan Inc.	2,550	August 31, 2012
Development Bank of Japan Inc.	50	August 31, 2012
Total	9,600	—

Note: MTR allocates cash on hand to cover part of this repayment (100 million).

5. Interest-bearing liabilities balance after the new loans and repayment of existing loans

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	29,000	27,000	-2,000
Long-term loans	101,000	102,900	+1,900
Investment Corporation Bonds	10,000	10,000	—
Total	140,000	139,900	-100

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