

March 23, 2009

Press Release
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Notice of a New Loan

Tokyo, March 23, 2009 – MORI TRUST Sogo Reit, Inc. (MTR) has announced details of a new loan as follows:

1. Use of the Loan

Maintaining financial stability

2. Loan details

[Long-term loans]

Lender	Loan Amount (Millions of Yen)	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Development Bank of Japan Inc.	3,000	1.81% fixed interest rate	Unsecured/ non-guaranteed (Note)	March 25, 2009 August 31, 2012

(Note) 75 million yen will be repaid at the end of every six months beginning on August 31, 2009 and 2,550 million yen will be repaid on August 31, 2012

Disclaimer:

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3. Loan balance after the new loan

(Millions of Yen)

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

* MTR does not have interest-bearing debt other than loans as of March 23, 2009.

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