

Press Release

Issuer of Real Estate Investment Trust Securities

MORI TRUST Sogo Reit, Inc.

2-11-7 Akasaka, Minato-ku, Tokyo

Representative:

Satoshi Horino

Executive Director

(TSE code 8961)

Asset Management Company:

MORI TRUST Asset Management Co., Ltd.

Representative:

Satoshi Horino

President and Representative Director

Contact:

Michio Yamamoto

Director and General Manager, Planning and Financial Department

Phone: +81-3-3568-8311

## Notice of New Loans

**Tokyo, January 27, 2012** – MORI TRUST Sogo Reit, Inc. (MTR) has announced details of new loans as follows:

### 1. Purpose of Borrowing

To secure more solid financial stability by increasing liquidity in hand and the ratio of long-term debt to interest-bearing debt.

### 2. Loan details

[Long-term loan]

(Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
The Bank of Fukuoka, Ltd.	500	0.77500% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	January 31, 2012 January 30, 2015
The Bank of Fukuoka, Ltd.	500	0.96125% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	January 31, 2012 January 31, 2017

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.

### 3. Interest-bearing liabilities balance after the new loans

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	22,500	22,500	—
Long-term loans	105,700	106,700	+1,000
Investment Corporation Bonds	5,000	5,000	—
Total	133,200	134,200	+1,000

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