

Press Release

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## Notice of New Loans

**Tokyo, May 27, 2011** – 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

[Short-term loan]

(Million yen)

Lender	Loan Amount	Interest Rate (Note)	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Resona Bank, Limited.	500	0.58000% floating interest rate	Unsecured/ non-guaranteed Bullet payment	May 31, 2011 May 30, 2012

Note: The interest rate is until June 30, 2011. The interest rate will be announced as soon as they are determined.

**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.

[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.	1,000	0.85000% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	May 31, 2011 May 30, 2014

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

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	22,500	23,000	+500
Long-term loans	104,900	105,900	+1,000
Investment Corporation Bonds	5,000	5,000	—
Total	132,400	133,900	+1,500

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