

Press Release

MORI TRUST Sogo Reit, Inc.
 2-11-7 Akasaka, 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
 Executive Director and General Manager, Planning and Financial Department
 Phone: +81-3-3568-8311

Notice of New Loans

Tokyo, March 10, 2010 – 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 loans]

Lender	Loan Amount (Millions of Yen)	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Aozora bank Ltd.	2,000	1.55625% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	March 12, 2010 March 12, 2013
Development Bank of Japan Inc.	3,000	1.68600% fixed interest rate	Unsecured/ non-guaranteed (Note)	March 12, 2010 March 12, 2014

(Note) 75 million yen will be repaid at the end of every six months beginning on September 12, 2010 and 2,475 million yen will be repaid on March 12, 2014.

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3. Loan balance after the new loans

(Millions of Yen)

	Before	After	Increase/Decrease
Short-term loans	21,500	21,500	—
Long-term loans	64,300	69,300	+5,000
Total	85,800	90,800	+5,000

* MTR does not have interest-bearing debt other than loans as of March 10, 2010.

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