

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, May 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 loan.

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	Basic interest rate(JPY TIBOR for 1 month in JBA) + 0.30%	Unsecured/ non-guaranteed Bullet payment	May 31, 2012 May 31, 2013

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 May 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.

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3. Use of funds

Repayment of existing loan.

4. Repayment details

[Short-term loan]

(Million yen)

Lender	Repayment Amount	Repayment Date
Resona Bank, Limited.	500	May 31, 2012

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

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	23,000	23,000	—
Long-term loans	101,000	101,000	—
Investment Corporation Bonds	10,000	10,000	—
Total	134,000	134,000	—

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