

Press Release

Issuer of Real Estate Investment Trust Securities

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Notice of Loan Refinance and Extension of period of Commitment Line of Credit

Tokyo, February 27, 2012 – MORI TRUST Sogo Reit, Inc. (MTR) has announced details of loan refinance and the Extension of period of commitment line of credit as follows:

I. Loan Refinance

1. Reason for refinance

Due to the maturity of existing loans.

2. Loan details

[Short-term loans]

(Million yen)

Lender	Loan Amount	Interest Rate (Note)	Loan Type and Repayment Method	Drawdown Date and Repayment Date
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	5,000	Basic interest rate(JPY TIBOR for 1 month in JBA) + 0.30%	Unsecured/ non-guaranteed Bullet payment	February 29, 2012 February 28, 2013

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.

Mizuho Corporate Bank, Ltd.	1,500	Basic interest rate(JPY TIBOR for 1 month in JBA) + 0.30%	Unsecured/ non-guaranteed Bullet payment	February 29, 2012 February 28, 2013
Sumitomo Mitsui Banking Corporation	1,000	Basic interest rate(JPY TIBOR for 1 month in JBA) + 0.25%	Unsecured/ non-guaranteed Bullet payment	February 29, 2012 February 28, 2013
The Sumitomo Trust & Banking Co., Ltd.	1,000	Basic interest rate(JPY TIBOR for 1 month in JBA) + 0.30%	Unsecured/ non-guaranteed Bullet payment	February 29, 2012 February 28, 2013
Mizuho Trust & Banking co., Ltd.	500	Basic interest rate(JPY TIBOR for 1 month in JBA) + 0.30%	Unsecured/ non-guaranteed Bullet payment	February 29, 2012 February 28, 2013
Total	9,000	—	—	—

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 February 27, 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.

[Long-term loans]

(Million yen)

Lender	Loan Amount	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
The Sumitomo Trust & Banking Co., Ltd.	2,000	0.76375% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	February 29, 2012 February 27, 2015
Development Bank of Japan Inc.	2,000	0.96500% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	February 29, 2012 February 28, 2017
Total	4,000	—	—	—

3. Use of funds

Repayment of existing loans.

4. Repayment details

[Short-term loans]

(Million yen)

Lender	Repayment Amount	Repayment Date
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	5,500	February 29, 2012

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Mizuho Corporate Bank, Ltd.	3,000	February 29, 2012
The Sumitomo Trust and Banking Co., Ltd.	500	February 29, 2012
Total	9,000	—

[Long-term loans]

(Million yen)

Lender	Repayment Amount	Repayment Date
Development Bank of Japan Inc.	4,000	February 29, 2012
The Sumitomo Trust & Banking Co., Ltd.	3,000	February 29, 2012
Development Bank of Japan Inc.	2,000	February 29, 2012
Development Bank of Japan Inc.	125	February 29, 2012
Total	9,125	—

II. Extension of period of Commitment Line of Credit

1. Reason for extension of period

To ensure flexible fund procurement by extending current agreement.

2. Details

(Million yen)

Lender	Maximum Limit for Commitment Line of Credit	Loan Type and Repayment Method	Commitment period (current)	Commitment period (new term)
Mizuho Corporate Bank, Ltd.	10,000	Unsecured/ non-guaranteed Bullet payment	February 29, 2012	February 28, 2013
Sumitomo Mitsui Banking Corporation	10,000	Unsecured/ non-guaranteed Bullet payment	February 29, 2012	February 28, 2013

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III. Interest-bearing liabilities balance after the bond issuance on February 28, 2012 as announced in the February 10, 2012 press release “MTR Announces Issuance of Investment Corporation Bonds” including new loans and repayment of existing loans as announced in this press

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	22,500	22,500	—
Long-term loans	106,700	101,575	-5,125
Investment Corporation Bonds	5,000	10,000	+5,000
Total	134,200	134,075	-125

Note: MTR allocates cash on hand to cover part of this repayment (125 million).

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