

Press Release

Issuer of Real Estate Investment Trust Securities

MORI TRUST Sogo Reit, Inc.

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Executive Director

(TSE code 8961)

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Notice of New Loans

Tokyo, July 10, 2012 – MORI TRUST Sogo Reit, Inc. (MTR) has announced details of new loans as follows:

1. Purpose of Borrowing

Acquisition of real estate trust beneficiary right (Tenjin Prime) (Please refer to the press release “Acquisition of Asset (Contract to be Concluded)—Tenjin Prime” announced on July 2, 2012.)

2. Loan details

[Short-term loans]

(Million yen)

Lender	Loan Amount	Interest Rate (Note)	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Sumitomo Mitsui Banking Corporation	2,000	Basic interest rate(JPY TIBOR for 1 month in JBA) + 0.25%	Unsecured/ non-guaranteed Bullet payment	July 12, 2012 February 28, 2013
Mizuho Corporate Bank, Ltd.	1,000	Basic interest rate(JPY TIBOR for 1 month in JBA) + 0.25%	Unsecured/ non-guaranteed Bullet payment	July 12, 2012 February 28, 2013
Mitsubishi UFJ Trust and Banking Corporation	1,000	Basic interest rate(JPY TIBOR for 1 month in JBA) + 0.25%	Unsecured/ non-guaranteed Bullet payment	July 12, 2012 February 28, 2013
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,000	Basic interest rate(JPY TIBOR for 1 month in JBA) + 0.25%	Unsecured/ non-guaranteed Bullet payment	July 12, 2012 February 28, 2013

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The Bank of Fukuoka, Ltd.	1,000	Basic interest rate(JPY TIBOR for 1 month in JBA) + 0.25%	Unsecured/ non-guaranteed Bullet payment	July 12, 2012 February 28, 2013
Total	6,000	—	—	—

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 July 10, 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.
[\(http://www.zenginkyo.or.jp/en/tibor/\)](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.

3. Interest-bearing liabilities balance after the new loans

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	23,000	29,000	+6,000
Long-term loans	101,000	101,000	—
Investment Corporation Bonds	10,000	10,000	—
Total	134,000	140,000	+6,000

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