



Press Release

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Notice of Loan Refinance and Establishment of Commitment Line of Credit

Tokyo, February 27, 2006 – MORI TRUST Sogo Reit, Inc. (MTR) has announced details of loan refinance and the establishment of a commitment line of credit as follows:

I. Loan Refinance

1. Reasons for refinance

Due to the repayment of existing loans.

2. Loan details

[Short-term loans]

Lender	Loan Amount (Millions of Yen)	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Mizuho Corporate Bank, Ltd.	10,000	0.16273% floating interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2006 August 31, 2006
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,500	0.28136% floating interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2006 August 31, 2006
The Joyo Bank, Ltd.	1,000	0.28136% floating interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2006 August 31, 2006
The Sumitomo Trust & Banking Co., Ltd.	5,000	0.25636% floating interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2006 February 28, 2007

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Mitsubishi UFJ Trust and Banking Corporation	5,000	0.25636% floating interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2006 February 28, 2007
The Chiba Bank, Ltd.	1,000	0.25636% floating interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2006 February 28, 2007
Total	23,500	-	-	-

[Long-term loans]

Lender	Loan Amount (Millions of Yen)	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Development Bank of Japan	2,000	1.4575% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2006 February 28, 2011
Nippon Life Insurance Company	1,000	1.4575% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2006 February 28, 2011
Total	3,000	—	—	—

3. Use of funds

Repayment of existing loans

4. Repayment details

[Short-term loans]

Lender	Repayment Amount (Millions of Yen)	Repayment Date
The Sumitomo Trust & Banking Co., Ltd.	12,500	February 28, 2006
Mitsubishi UFJ Trust and Banking Corporation	5,000	February 28, 2006
The Joyo Bank, Ltd.	3,000	February 28, 2006
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,500	February 28, 2006
Mizuho Corporate Bank, Ltd.	1,500	February 28, 2006
Total	23,500	—

[Long-term loans]

Lender	Repayment Amount (Millions of Yen)	Repayment Date
The Sumitomo Trust & Banking Co., Ltd.	3,000	February 28, 2006

II. Establishment of Commitment Line of Credit

1. Reason for establishment

MTR has successfully negotiated the establishment of a commitment line of credit with the aim of ensuring flexible funds procurement.

2. Details

Lender	Maximum Limit for Commitment Line of Credit (Millions of yen)	Interest Rate	Loan Type Repayment Method	Expiry Date
Sumitomo Mitsui Banking Corporation	10,000	To be determined	Unsecured/ non-guaranteed Bullet payment	February 28, 2007

Note: The interest rate will be determined at the time of loan drawdown.

[Reference]

Loan balance after new loans and repayment of existing loans

(Millions of Yen)

	Before	After	Increase/Decrease
Short-term loans	23,500	23,500	—
Long-term loans	28,000	28,000	—
Total	51,500	51,500	—