



Press Release

September 15, 2006

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Notice of New Loan

Tokyo, September 15, 2006 – MORI TRUST Sogo Reit, Inc. (MTR) has announced its decision to undertake new loans. Brief details are as follows:

1. Use of Funds

Acquisition of trust beneficiary rights in the Hotel Okura Kobe

2. Details of Loans

Short-Term Loans

Lender	Amount (Millions of yen)	Interest Rate	Type/ Repayment Method	Drawdown date/ Repayment date
Mizuho Corporate Bank, Ltd.	5,000	0.59% (floating interest rate)	Unsecured, non-guaranteed/ Bullet payment	September 20, 2006 August 31, 2007
Mitsubishi UFJ Trust and Banking Corporation	4,500	0.59% (floating interest rate)	Unsecured, non-guaranteed/ Bullet payment	September 20, 2006 August 31, 2007
The Sumitomo Trust & Banking Co., Ltd.	4,500	0.59% (floating interest rate)	Unsecured, non-guaranteed/ Bullet payment	September 20, 2006 August 31, 2007

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The Chiba Bank, Ltd.	1,500	0.59% (floating interest rate)	Unsecured, non-guaranteed/ Bullet payment	September 20, 2006 August 31, 2007
Total	15,500	-	-	-

Long-Term Loans

Lender	Amount (Millions of yen)	Interest Rate	Type/ Repayment Method	Drawdown date/ Repayment date
Mitsubishi UFJ Trust and Banking Corporation	2,000	1.24% (Fixed interest rate)	Unsecured, non-guaranteed/ Bullet payment	September 20, 2006 August 31, 2009
The Sumitomo Trust & Banking Co., Ltd.	1,000	1.24% (Fixed interest rate)	Unsecured, non-guaranteed/ Bullet payment	September 20, 2006 August 31, 2009
Total	3,000	-	-	-

[Reference]

Total loan balance after the new loans:

	Before (Millions of yen)	After (Millions of yen)	Increase/Decrease (Millions of yen)
Short-term loans	6,000	21,500	+15,500
Long-term loans	33,000	36,000	+3,000
Total	39,000	57,500	+18,500

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