



Press Release

February 26, 2007

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**Notice of Loan Refinance
and Establishment of Commitment Line of Credit**

Tokyo, February 26, 2007 – MORI TRUST Sogo Reit, Inc. (MTR) has announced the following details concerning loan refinance.

I. Loan Refinance

1. Reasons for Refinance

Repayment of existing loans.

2. Loan Details

Short-Term Loans

Lender	Amount (Millions of Yen)	Interest Rate	Type/ Repayment Method	Drawdown Date/ Repayment Date
Mizuho Corporate Bank, Ltd.	2,000	0.80909% Floating interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2007 February 29, 2008
Mitsubishi UFJ Trust and Banking Corporation	1,000	0.80909% Floating interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2007 February 29, 2008
Total	3,000	—	—	—

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Long-Term Loans

Lender	Amount (Millions of Yen)	Interest Rate	Type/ Repayment Method	Drawdown Date/ Repayment Date
The Sumitomo Trust & Banking Co., Ltd.	2,500	1.366% Fixed interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2007 February 28, 2010
Shinsei Bank, Limited	2,000	1.551% Fixed interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2007 February 28, 2011
The Hachijuni Bank, Ltd.	1,000	1.551% Fixed interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2007 February 28, 2011
The Dai-ichi Mutual Life Insurance Company	2,500	1.918% Fixed interest rate	Unsecured/ non-guaranteed Bullet payment	February 28, 2007 February 28, 2014
Total	8,000	—	—	—

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.	2,500	February 28, 2007
Mitsubishi UFJ Trust and Banking Corporation	2,500	February 28, 2007
The Chiba Bank, Ltd.	500	February 28, 2007
Total	5,500	—

Long-Term Loans

Lender	Repayment Amount (Millions of Yen)	Repayment Date
The Dai-ichi Mutual Life Insurance Company	2,500	February 28, 2007
Sumitomo Mitsui Banking Corporation	2,000	February 28, 2007
The Hachijuni Bank, Ltd.	1,000	February 28, 2007



Total	5,500	—
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II. Establishment of Commitment Line of Credit

1. Reason for Establishment

To ensure flexible funds procurement.

2. Details

Lender	Maximum Limit for Commitment Line of Credit (Millions of yen)	Interest Rate	Type/ Repayment Method	Expiry Date
Sumitomo Mitsui Banking Corporation	10,000	To be determined	Unsecured/ non-guaranteed Bullet payment	February 29, 2008

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	21,500	19,000	-2,500
Long-term loans	36,000	38,500	+2,500
Total	57,500	57,500	—