



Press Release

February 27, 2008

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Notice of Loan Refinance and Establishment of Commitment Line of Credit

Tokyo, February 27, 2008 – MORI TRUST Sogo Reit, Inc. (MTR) has announced the following details concerning loan refinance and establishment of commitment line of credit.

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.	6,000	1.05167% Floating interest rate	Unsecured/ non-guaranteed Bullet payment	February 29, 2008 February 27, 2009
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	2,000	1.05167% Floating interest rate	Unsecured/ non-guaranteed Bullet payment	February 29, 2008 August 29, 2008
The Sumitomo Trust & Banking Co., Ltd.	1,000	1.05167% Floating interest rate	Unsecured/ non-guaranteed Bullet payment	February 29, 2008 February 27, 2009
Total	9,000	—	—	—

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3. Use of Funds

Repayment of existing loans

4. Repayment Details

Short-Term Loans

Lender	Repayment Amount (Millions of Yen)	Repayment Date
Mizuho Corporate Bank, Ltd.	6,000	February 29, 2008
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	2,000	February 29, 2008
Mitsubishi UFJ Trust and Banking Corporation	1,000	February 29, 2008
Total	9,000	—

II. Establishment of Commitment Line of Credit

1. Reason for Establishment

To ensure flexible fund 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 27, 2009

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	24,500	24,500	—
Long-term loans	46,500	46,500	—
Total	71,000	71,000	—