

Press Release

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Notice of a New Loan

Tokyo, March 17, 2010 – MORI TRUST Sogo Reit, Inc. (MTR) has announced details of a new loan as follows:

1. Purpose of Borrowing

To secure more solid financial stability by increasing liquidity in hand and the ratio of long-term debt to interest-bearing debt.

2. Loan details

[Long-term loan]

Lender	Loan Amount (Millions of Yen)	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
OREIX Trust and Banking Corporation	2,000	1.500% fixed interest rate	Unsecured/ non-guaranteed Bullet payment	March 19, 2010 March 19, 2013

Disclaimer:

This English language document is provided as a service and is not intended to be an official statement. Should a discrepancy be found, the Japanese original will always govern the meaning and interpretation.

3. Loan balance after the new loan

(Millions of Yen)

	Before	After	Increase/Decrease
Short-term loans	21,500	21,500	—
Long-term loans	69,300	71,300	+2,000
Total	90,800	92,800	+2,000

* MTR does not have interest-bearing debt other than loans as of March 17, 2010.

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