

Press Release

MORI TRUST Sogo Reit, Inc.
 2-11-7 Akasaka, Minato-ku, Tokyo
 Satoshi Horino
 Executive Director
 (TSE code 8961)
 Asset Management Company:
 MORI TRUST Asset Management Co., Ltd.
 Satoshi Horino
 President and Representative Director
 Contact:
 Hajime Tanaka
 Executive Director and General Manager, Planning and Financial Department
 Phone: +81-3-3568-8311

Notice of New Loans and Establishment of Commitment Line of Credit

Tokyo, April 8, 2010 — MORI TRUST Sogo Reit, Inc. (MTR) has announced details of new loans and the establishment of a commitment line of credit. Details are as follows:

I. New Loans

1. Reason for loan and use of funds

To meet funding requirements for the acquisition of a property (Tokyo Shiodome Building). (Refer to the press releases of today titled “Acquisition of Asset (Contract to Be Concluded) – Tokyo Shiodome Building” and “Sale of Asset (Contract to Be Concluded) – Akasaka-Mitsuke MT Building.”)

2. Loan details

[Short-term loans]

Lender	Loan Amount (Million yen)	Interest Rate (Note 1)	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Mizuho Corporate Bank, Ltd.	20,000	To be determined (floating interest rate)	Unsecured/non-guaranteed Bullet payment (Note 2)	April 13, 2010 June 11, 2010
Sumitomo Mitsui Banking Corporation	20,000	To be determined (floating interest rate)	Unsecured/non-guaranteed Bullet payment	April 13, 2010 June 11, 2010
The Bank of Tokyo-Mitsubishi UFJ, Ltd	7,000	To be determined (floating interest rate)	Unsecured/non-guaranteed Bullet payment	April 13, 2010 April 13, 2011
Mizuho Corporate Bank, Ltd.	5,000	To be determined (floating interest rate)	Unsecured/non-guaranteed Bullet payment	April 13, 2010 April 13, 2011

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Total	52,000	—	—	—
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Note 1: The interest rates will be disclosed as soon as they are determined.

Note 2: Loans are within the existing commitment lines and the commitment line that has just been established.

[Long-term loans]

Lender	Loan Amount (Million yen)	Interest Rate (Note)	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Mitsubishi UFJ Trust and Banking Corporation	5,000	To be determined (fixed interest rate)	Unsecured/non-guaranteed Bullet payment	April 13, 2010 April 13, 2012
The Sumitomo Trust & Banking Co., Ltd.	4,000	To be determined (fixed interest rate)	Unsecured/non-guaranteed Bullet payment	April 13, 2010 April 13, 2012
Mizuho Corporate Bank, Ltd.	5,000	To be determined (fixed interest rate)	Unsecured/non-guaranteed Bullet payment	April 13, 2010 April 12, 2013
Sumitomo Mitsui Banking Corporation	5,000	To be determined (fixed interest rate)	Unsecured/non-guaranteed Bullet payment	April 13, 2010 April 12, 2013
Sumitomo Mitsui Banking Corporation	5,000	To be determined (fixed interest rate)	Unsecured/non-guaranteed Bullet payment	April 13, 2010 October 11, 2013
Mizuho Corporate Bank, Ltd.	4,000	To be determined (fixed interest rate)	Unsecured/non-guaranteed Bullet payment	April 13, 2010 October 11, 2013
Aozora Bank, Ltd.	1,000	To be determined (fixed interest rate)	Unsecured/non-guaranteed Bullet payment	April 13, 2010 October 11, 2013
Sumitomo Mitsui Banking Corporation	5,000	To be determined (fixed interest rate)	Unsecured/non-guaranteed Bullet payment	April 13, 2010 April 11, 2014
Development Bank of Japan Inc.	2,000	To be determined (fixed interest rate)	Unsecured/non-guaranteed Bullet payment	April 13, 2010 April 11, 2014
Total	36,000	—	—	—

Note: The interest rates will be disclosed as soon as they are determined.

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 (Million yen)	Interest rate (Note)	Loan Type and Repayment Method	Expiry Date
Mizuho Corporate Bank, Ltd.	10,000	To be determined	Unsecured/non-guaranteed Bullet payment	July 13, 2010

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

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III. Loan balance after new loans

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	21,500	73,500	+ 52,000
Long-term loans	71,300	107,300	+ 36,000
Total	92,800	180,800	+ 88,000

* MTR does not have interest-bearing debt other than loans as of April 8, 2010.

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