

Press Release

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Notice of a New Loan

Tokyo, September 18, 2009 – 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
Development Bank of Japan Inc.	2,000	1.827% fixed interest rate	Unsecured/ non-guaranteed (Note)	September 25, 2009 August 30, 2013

(Note) 50 million yen will be repaid at the end of every six months beginning on February 26, 2010 and 1,650 million yen will be repaid on August 30, 2013

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3. Loan balance after the new loan

(Millions of Yen)

	Before	After	Increase/Decrease
Short-term loans	24,500	24,500	—
Long-term loans	64,425	66,425	+2,000
Total	88,925	90,925	+2,000

* MTR does not have interest-bearing debt other than loans as of September 18, 2009.

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