

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

Tokyo, September 16, 2009 – MORI TRUST Sogo Reit, Inc. (MTR) has announced details of new loans as follows:

1. Purpose of Borrowing

To secure more solid financial stability by increasing liquidity in hand.

2. Loan details

[Short-term loans]

Lender	Loan Amount (Millions of Yen)	Interest Rate	Loan Type and Repayment Method	Drawdown Date and Repayment Date
Mizuho Corporate Bank, Ltd.	500	1.13273% floating interest rate	Unsecured/ non-guaranteed Bullet payment	September 18, 2009 August 31, 2010
The Sumitomo Trust & Banking Co., Ltd.	500	1.13273% floating interest rate	Unsecured/ non-guaranteed Bullet payment	September 18, 2009 August 31, 2010
Mitsubishi UFJ Trust and Banking Corporation	500	1.13273% floating interest rate	Unsecured/ non-guaranteed Bullet payment	September 18, 2009 August 31, 2010

Disclaimer:

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Sumitomo Mitsui Banking Corporation	500	1.13273% floating interest rate	Unsecured/ non-guaranteed Bullet payment	September 18, 2009 August 31, 2010
The Bank of Tokyo-Mitsubishi UFJ, Ltd	500	1.13273% floating interest rate	Unsecured/ non-guaranteed Bullet payment	September 18, 2009 August 31, 2010
Total	2,500	—	—	—

3. Loan balance after the new loans

(Millions of Yen)

	Before	After	Increase/Decrease
Short-term loans	22,000	24,500	+2,500
Long-term loans	64,425	64,425	—
Total	86,425	88,925	+2,500

* MTR does not have interest-bearing debt other than loans as of September 16, 2009.

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