May 20, 2016

Issuer of Real Estate Investment Trust Securities
MORI TRUST Sogo Reit, Inc.
4-3-1 Toranomon, 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:
Michio Yamamoto
Director and General Manager, Planning and Financial Department
Phone: +81-3-6435-7011

MTR Announces Financial Results for its 28th Fiscal Period

Tokyo, May 13, 2016 – Mori Trust Sogo Reit, Inc. (MTR) has announced financial results for its 28th fiscal period (from October 1, 2015 to March 31, 2016). For the period, MTR recorded operating revenues of 8,558 million yen and income before income taxes of 4,385 million yen. Net income was 4,477 million yen. As a result, distribution per unit was 3,520 yen (units issued and outstanding: 1,320,000 units).

At the end of the 28th period, total assets were 333,771 million yen while total net assets were 159,405 million yen. Net assets per unit were 120,761 yen.

Portfolio profile

As of the end of the 28th period, MTR had 15 properties with a total book value of 318,023 million yen and total rentable area of 486,662.03m^2.The occupancy rate on a total rentable area basis for the entire portfolio was 97.9% as of March 31, 2016.

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.

Financing

Total interest-bearing liabilities at the end of the 28th period were 161,000 million yen, of which long-term loans totaled 142,500 million yen (including long-term loans due within one year) and investment corporation bonds totaled 13,000 million yen (including investment corporation bonds due within one year).

Forecasts

Based on the assumptions and information available at the end of the 28th period, MTR's projections of operating results for the 29th and 30th period (29th period: April 1, 2016 to September 30, 2016; 30th period: October 1, 2016 to March 31, 2017) are as follows:

	29th Fiscal period	30th Fiscal period
Operating revenues	8,666 million yen	8,834 million yen
Net income	4,515 million yen	4,623 million yen
Distribution per unit	3,550 yen	3,570 yen

Assumptions

・Assumes that a total of 15 properties will be under management as of March 31, 2016.

・Assumes 1,320,000 investment units issued and outstanding as of March 31, 2016.

・Assumes that a portion worth ¥250 million of the internal reserves accumulated until the 28th fiscal period, under the application of the "Special Provisions for Taxation in the case of Advanced Acquisition of Land, etc. in 2009 and 2010", totaling ¥1,123 million, which makes up the sum of reduced reserves and relevant corporate income tax adjustments, will finance the distributions for the purpose of calculating distributions for the 29th fiscal period. On the reduction of reduced reserves (¥170 million) for distributions, deferred tax liabilities (¥79 million) will decrease, and this decrease will be a cause for increase in net income (corporate income tax adjustments).

・Assumes that a portion worth ¥130 million of the internal reserves accumulated until the 29th fiscal period, under the application of the "Special Provisions for Taxation in the case of Advanced Acquisition of Land, etc. in 2009 and 2010", totaling ¥873 million, which makes up the sum of reduced reserves and relevant corporate income tax adjustments, will finance the distributions for the purpose of calculating distributions for the 30th fiscal period. On the reduction of reduced reserves (¥88 million) for distributions, deferred tax liabilities (¥41 million) will decrease, and this decrease will be a cause for increase in net income (corporate income tax adjustments.)

・For other assumptions, please refer to the Forecasts section of the Financial Summary released on May 13, 2016.

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.

FINANCIAL STATEMENTS

BALANCE SHEETS

As of March 31, 2016 and September 30, 2015

	March 31, 2016	September 30, 2015
	Thousands of yen	
Assets		
Current Assets:		
Cash and cash equivalents	¥15,561,519	¥20,723,263
Rental and other receivables	74,321	63,651
Other current assets	36,532	60,990
Total current assets	15,672,372	20,847,904
Property and Equipment, at Cost:		
Buildings and structures including trust accounts	69,202,542	68,891,866
Machinery and equipment including trust accounts	136,239	134,255
Tools, furniture and fixtures including trust accounts	146,960	141,019
Land including trust accounts	269,419,427	268,780,622
Less: accumulated depreciation	(20,881,687)	(19,451,963)
Net property and equipment	318,023,481	318,495,799
Investments and Other Assets:		
Software	134	153
Deposits	10,000	10,000
Long-term prepaid expenses	20,857	6,843
Deferred investment corporation bond issuance costs	41,269	37,765
Other	3,842	3,842
Total investments and other assets	76,102	58,603
Total Assets	¥333,771,955	¥339,402,306
Liabilities		
Current Liabilities:		
Accounts payable	¥ 430,961	¥576,667
Short-term loans	5,500,000	8,000,000
Investment corporation bonds due within one year	5,000,000	6,000,000
Long-term loans due within one year	20,500,000	22,500,000
Distributions payable	9,679	11,664
Consumption taxes payable	169,075	214,580
Rents received in advance	1,392,744	1,395,330
Accrued expenses and other current liabilities	576,515	653,102
Total current liabilities	33,578,974	39,351,343
Long-Term Liabilities:		
Investment corporation bonds	8,000,000	10,000,000
Long-term loans	122,000,000	118,500,000
Leasehold and security deposits including trust accounts	10,433,037	10,196,117
Deferred tax liabilities	354,915	447,560
Total long-term liabilities	140,787,952	139,143,677
Total Liabilities	174,366,926	178,495,020
Net Assets:		
Shareholders' equity:		
Shares authorized: 10,000,000 shares		
Shares issued and outstanding: 1,320,000 shares	153,990,040	153,990,040
Voluntary reserve		
Reserve for reduction entry	937,647	488,665
Retained earnings	4,477,342	6,428,581
Total surplus	5,414,989	6,917,246
Total Net Assets	159,405,029	160,907,286
Total Liabilities and Net Assets	¥333,771,955	¥339,402,306

The accompanying notes form an integral part of these financial statements.

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.

MORI TRUST REIT

STATEMENTS OF INCOME AND RETAINED EARNINGS

For the six-month periods ended March 31, 2016 and September 30, 2015

	October 1, 2015 to March 31, 2016	April 1, 2015 to September 30, 2015
	Thousands of yen	
Operating Revenues:		
Rental revenues	¥8,558,418	¥9,110,181
Gain on sale of investment property	-	3,865,518
Operating Expenses:		
Property-related expenses	3,152,012	3,574,515
Loss on sale of investment property	-	1,620,611
Asset management fees	318,031	350,485
Custodian and administrative service fees	64,058	75,167
Other operating expenses	52,493	96,691
Operating Income	4,971,824	7,258,230
Non-Operating Revenues:		
Interest income	2,021	1,682
Reversal of distributions payable	-	1,211
Interest on tax refund	-	246
Receipt insurance	340	-
Other non-operating revenues	1,450	-
Non-Operating Expenses:		
Interest expense	552,351	576,975
Interest expense on investment corporation bonds	26,203	28,787
Amortization of investment corporation bond issuance costs	11,491	11,823
Income before Income Taxes	4,385,590	6,643,784
Income Taxes:		
Current	893	896
Deferred	(92,645)	214,307
Net Income	4,477,342	6,428,581
Retained Earnings at the End of Period	¥4,477,342	¥6,428,581

The accompanying notes form an integral part of these financial statements.

STATEMENTS OF CHANGES IN NET ASSETS

For the six-month periods ended March 31, 2016 and September 30, 2015

	Thousands of yen					
	Shares	Common shares	Reserve for reduction entry	Retained earnings	Total surplus	Total net assets
Balance as of March 31, 2015	1,320,000	¥153,990,040	¥97,368	¥5,567,017	¥5,664,385	¥159,654,425
Provision of reserve for reduction entry	-	-	391,297	(391,297)	-	-
Cash dividends paid	-	-	-	(5,175,720)	(5,175,720)	(5,175,720)
Net income	-	-	-	6,428,581	6,428,581	6,428,581
Balance as of September 30, 2015	1,320,000	¥153,990,040	¥488,665	¥6,428,581	¥6,917,246	¥160,907,286
Provision of reserve for reduction entry	-	-	448,981	(448,981)	-	-
Cash dividends paid	-	-	-	(5,979,600)	(5,979,600)	(5,979,600)
Net income	-	-	-	4,477,342	4,477,342	4,477,342
Balance as of March 31, 2016	1,320,000	¥153,990,040	¥937,646	¥4,477,342	¥5,414,988	¥159,405,028

The accompanying notes form an integral part of these financial statements.

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.

MORI TRUST REIT

STATEMENTS OF CASH FLOWS

For the six-month periods ended March 31, 2016 and September 30, 2015

	October 1, 2015 to March 31, 2016	April 1, 2015 to September 30, 2015
	Thousands of yen	
Cash Flows from Operating Activities:		
Income before income taxes	¥4,385,590	¥6,643,784
Depreciation and amortization	1,429,836	1,550,931
Amortization of investment corporation bond issuance costs	11,491	11,823
Interest income	(2,021)	(1,682)
Interest expense	578,554	605,763
Changes in assets and liabilities:		
Rental and other receivables	(10,671)	12,424
Accounts payable and accrued expenses	(126,800)	17,326
Consumption tax refundable	-	(8,873)
Consumption taxes payable	(45,506)	214,580
Rents received in advance	(2,586)	(103,226)
Decrease due to sale of property and equipment	-	20,538,939
Other	(57,392)	57,196
Subtotal	6,160,495	29,538,985
Interest received	2,021	1,682
Interest paid	(586,028)	(609,487)
Income taxes paid	(865)	(865)
Net cash provided by operating activities	5,575,623	28,930,315
Cash Flows from Investing Activities:		
Purchases of property and equipment including trust accounts	(977,706)	(10,619,756)
Repayment of leasehold and security deposits including trust accounts	(103,872)	(1,748,614)
Proceeds from leasehold and security deposits including trust accounts	340,792	792,436
Net cash used in investing activities	(740,786)	(11,575,934)
Cash Flows from Financing Activities:		
Net decrease in short-term loans	(2,500,000)	(9,000,000)
Proceeds from long-term loans	11,000,000	16,500,000
Repayment of long-term loans	(9,500,000)	(13,500,000)
Proceeds from issuance of investment corporation bonds	3,000,000	-
Redemption of investment corporation bonds		
Payments of investment	(6,000,000)	-
corporation bond issuance costs	(14,996)	-
Distributions paid to shareholders	(5,981,585)	(5,176,097)
Net cash used in financing activities	(9,996,581)	(11,176,097)
Net Change in Cash and Cash Equivalents	(5,161,744)	6,178,284
Cash and Cash Equivalents at the Beginning of Period	20,723,263	14,544,979
Cash and Cash Equivalents at the End of Period	¥ 15,561,519	¥ 20,723,263

The accompanying notes form an integral part of these financial statements.

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.

MORI TRUST REIT

Portfolio Overview (As of March 31, 2016)

Property Name	Location	Appraisal Value (Millions of yen)	Rent Area (m^2)	Rentable Area (m^2)	Occupancy Rate	Number of Tenants	Rental Revenues in 28th Fiscal Period (Thousands of yen)	Percent of Total Rental Revenue
Tokyo Shiodome building	Minato-ku, Tokyo	125,000	95,697.03 (Note 1)	95,697.03 (Note 1)	100.0%	1	2,795,000	32.7%
ON Building	Shinagawa-ku, Tokyo	29,700	20,654.60	20,654.60	100.0%	1	- (Note 2)	- (Note 2)
Kioicho Building	Chiyoda-ku, Tokyo	35,400	16,352.86	24,748.50	66.1% (Note 3) (65.5%)	30 (Note 3)	626,711	7.3%
Osaki MT Building	Shinagawa-ku, Tokyo	12,400	24,495.21 (Note 4)	24,495.21 (Note 4)	100.0% (Note 5) (98.2%)	1 (Note 6)	317,350	3.7%
Midosuji MTR Building	Osaka, Osaka	10,200	15,129.16	15,129.16	100.0% (Note 7) (92.9%)	1 (Note 7)	282,442	3.3%
Tenjin Prime	Fukuoka, Fukuoka	8,210	5,993.80	5,993.80	100.0% (Note 8)	14 (Note 8)	268,023	3.1%
Shin-Yokohama TECH Building	Yokohama, Kanagawa	4,820	16,617.15	18,359.46	90.5%	8	377,088	4.4%
SHIBUYA FLAG	Shibuya-ku, Tokyo	37,300	5,983.86	5,983.86	100.0% (Note 8)	3 (Note 8)	- (Note 2)	- (Note 2)
Shinbashi Ekimae MTR Building	Minato-ku, Tokyo	20,900	8,055.00	8,055.00	100.0%	1	459,000	5.4%
Ito-Yokado Shin-Urayasu	Urayasu, Chiba	11,600	57,621.38	57,621.38	100.0%	1	378,165	4.4%
Ito-Yokado Shonandai	Fujisawa, Kanagawa	12,300	53,393.66	53,393.66	100.0%	1	395,045	4.6%
Kohnan Sagamihara-Nishihashimoto	Sagamihara,Kanagawa	8,100	40,283.77	40,283.77	100.0%	1	- (Note 2)	- (Note 2)
Frespo Inage	Chiba, Chiba	2,660	39,556.71	39,556.71	100.0%	1	123,609	1.4%
Hotel Okura Kobe	Kobe, Hyogo	16,600	72,246.86	72,246.86	100.0%	1	625,426	7.3%
Park Lane Plaza	Shibuya-ku, Tokyo	3,170	4,119.27	4,443.03	92.7%	16 (Note 9)	96,164	1.1%
Total (Note 10)		338,360	476,200.32	486,662.03	97.9% (97.5%)	81	8,558,417	100.0%

Note 1: Both the total rent and total rentable areas of Tokyo Shiodome Building are 191,394.06 m^2. The rent area and rentable area identified in the above table represent MTR's co-ownership portion calculated at a ratio of 50/100.

Note 2: For reasons beyond the control of the Company, rental revenues for ON Building, SHIBUYA FLAG and Kohnan Sagamihara-Nishihashimoto are not disclosed.

Note 3: For the office section, MTR leases the building portion of the Kioicho Building from a fiduciary trust company under a master lease agreement, and subleases it to tenants. For the residential section, MTR enters into a pass-through master lease agreement. The total number of tenants and the occupancy rate in the table above are based on the sublease agreement for the office section and those based on the master lease agreement for the residential section. The total number of tenants based on the sublease agreement for the office and the residential sections is 63. The figure in brackets for the occupancy rate of this building is the occupancy rate based on the sublease agreement for the office and the residential sections.

Note 4: Both the total rent areas and total rentable are as of Osaki MT Building are 26,980.68 m^2. The rent area and rentable area identified in the above table represent MTR's co-ownership portion calculated at a ratio of 907,880/1,000,000.

Note 5: A master lease agreement under which rent income is linked to rents under the sublease agreements has been concluded for Osaki MT Building, and the figures in parentheses for the occupancy rates of the building is the occupancy rates based on sublease agreements.

Note 6: A master lease agreement under which rent income is linked to rents under the sublease agreements has been concluded for Osaki MT Building. The total number of tenants based on the sublease agreement is 11.

Note 7: The agreement used for Midosuji MTR Building is the master lease pass-through model, and the total number of tenants based on the sublease agreement is 27. The figure in brackets for the occupancy rate of the building is the occupancy rate based on the sublease agreement.

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.

Note 8: MTR leases the land and building of Tenjin Prime and SHIBUYA FLAG from a fiduciary trust company under a master lease agreement and subleases it to tenants. The total number of tenants and the occupancy rate of the above properties are those under the sublease agreements.

Note 9: If a tenant has concluded lease agreements for more than one apartment in Park Lane Plaza, the number of apartments is deemed to be the number of tenants.

Note 10: The occupancy rate in brackets is the total that was calculated based on occupancy rates in the sublease agreements for Kioicho Building, Osaki MT Building and Midosuji MTR Building.

Disclaimer:

This report contains translations of selected information described in the Financial Release (Kessan-Tanshin) prepared under the timely-disclosure requirements of the Tokyo Stock Exchange, and portions of the Financial Statements and the Performance Information Report for the 28th fiscal period from October 1, 2016 to March 31, 2016, of MORI TRUST Sogo Reit, Inc. (MTR), prepared pursuant to the Law Concerning Investment Trusts and Investment Corporations of Japan.

This English language document was prepared solely for the convenience of and reference by investors and neither corresponds to the original Japanese documents nor is intended to constitute a disclosure document. The Japanese language Kessan-Tanshin and the Financial Statements and the Performance Information Report for the aforementioned should always be referred to as originals of this document.

English terms for Japanese legal, accounting, tax and business concepts used herein may not be precisely identical to the concepts of the equivalent Japanese terms. With respect to any and all terms herein, including without limitation, financial statements, if there exist any discrepancies in the meaning or interpretation thereof between the original Japanese documents and English statements contained herein, the original Japanese documents will always govern the meaning and interpretation.

None of MTR, MORI TRUST Asset Management Co., Ltd. (MTAM) or any of their respective directors, officers, employees, partners, shareholders, agents or affiliates will be responsible or liable for the completeness, appropriateness or accuracy of English translations or the selection of the portion(s) of any document(s) translated into English. No person has been authorized to give any information or make any representations other than as contained in this document in relation to the matters set out in this document, and if given or made, such information or representation must not be relied upon as having been authorized by MTR, MTAM or any of their respective directors, officers, employees, partners, shareholders, agents or affiliates.

The financial statements are a translation of the unaudited financial statements of MTR, that were prepared in accordance with generally accepted accounting principles in Japan (Japanese GAAP) which may materially differ in certain respects from generally accepted accounting principles and practices in other jurisdictions. In preparing the financial statements, certain reclassifications and modifications have been made to the financial statements issued domestically in order to present them in a format that is more familiar to readers outside Japan.

Certain provisions of this document contain forward-looking statements and information. We base these statements on our beliefs as well as our assumptions based solely on certain limited information currently available to us. Because these statements reflect our current views concerning future events, these statements involve known and unknown risks, uncertainties and assumptions. These forward-looking statements are not a guarantee of future performance and involve risks and uncertainties, and there are certain important factors that could cause actual results to differ, possibly materially, from expectations or estimates reflected in such forward-looking statements, including without limitation: the general economy, market conditions, financial markets including the performance of the real estate market, interest rate fluctuations, competition with our properties, and the impact of changing regulations or taxation.

MTR does not intend and is under no obligation to update any particular forward-looking statement included in this document. The forward-looking statements contained in this press release speak only as of the date of release, May 13, 2016, and MTR does not undertake to update those forward-looking statements to reflect events or circumstances occurring after the date of this release.

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.