



MORI TRUST Sogo Reit, Inc.
MORI TRUST Asset Management Co., Ltd.



17th Fiscal Period
(April 1, 2010 to September 30, 2010)
Information Package

8961

Contents

Part 1	17th Fiscal Period Highlights	2
Part 2	Summary of the 17th Fiscal Period (ended September 30, 2010) Settlement	7
Part 3	Basic Policy and Status of Operations.....	14
Part 4	Reference	23

Disclaimer:

This document is intended for information purposes only, and should not be construed as an inducement or invitation to purchase specific products or invest in shares of MORI TRUST Sogo Reit, Inc. (“MTR”). Readers should contact their investment advisor regarding the purchase of MTR investment securities. This document contains statements regarding future earnings of MTR. Such statements are not a guarantee of future performance. Due care has been exercised in the preparation of these materials; however, MTR makes no assurances as to the accuracy or completeness of content. The content of this document may be changed or deleted without prior notice.

Part 1

17th Fiscal Period Highlights

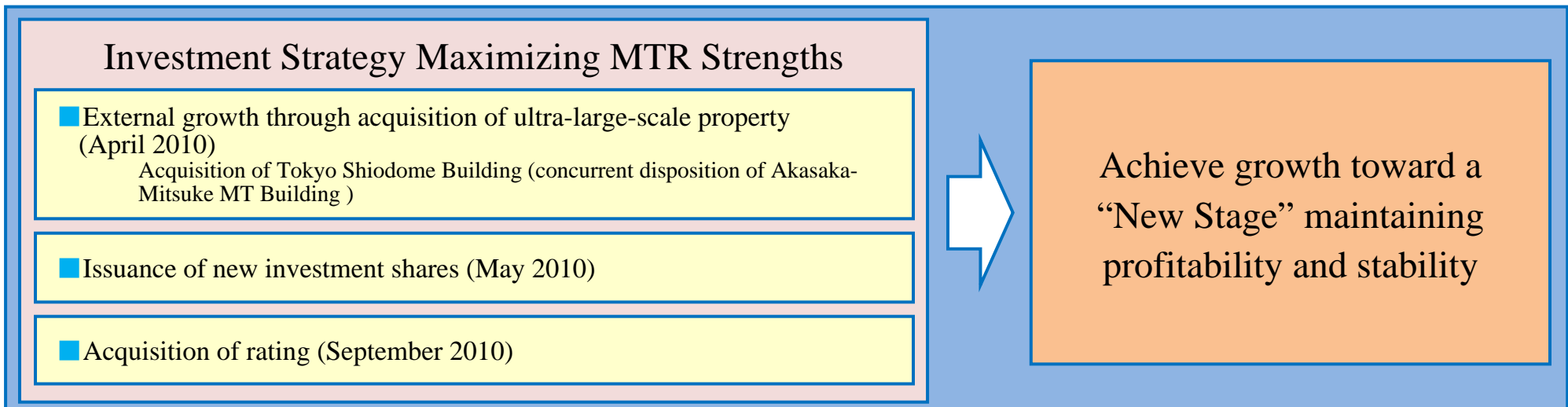
17th Fiscal Period Highlights

17th Fiscal Period Highlights

Dividends

17th Fiscal Period Dividend: **¥20,079** +¥479 vs. Plan, +¥73 vs. prior period, despite increase in shares

17th Fiscal Period Topics



Dividend Forecast

18th Fiscal Period Forecast: ¥20,150

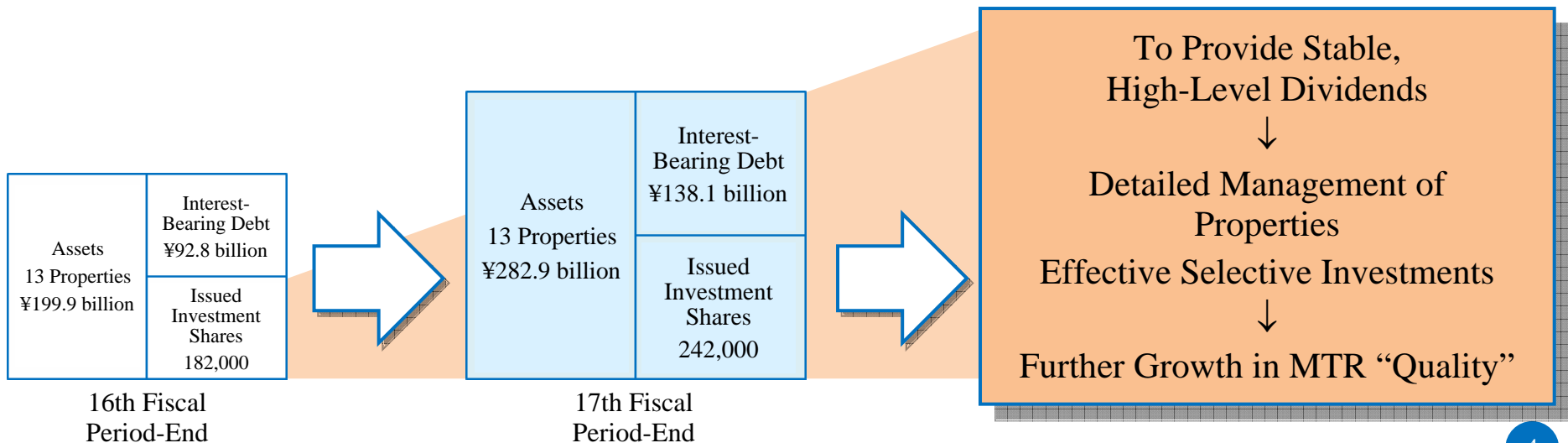
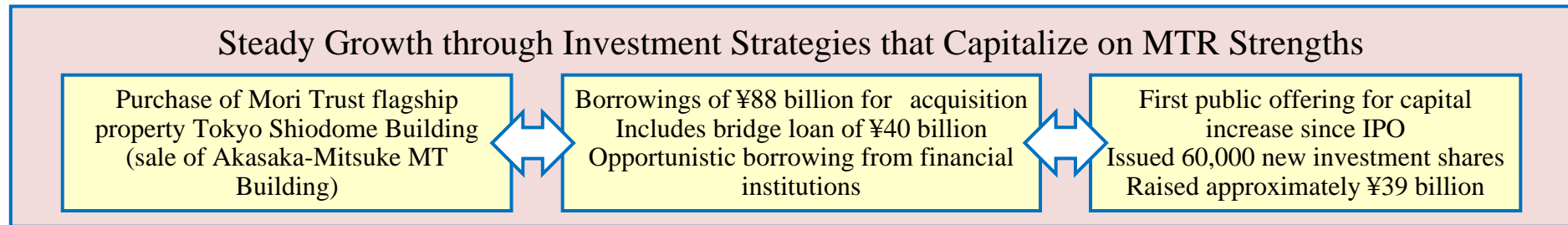
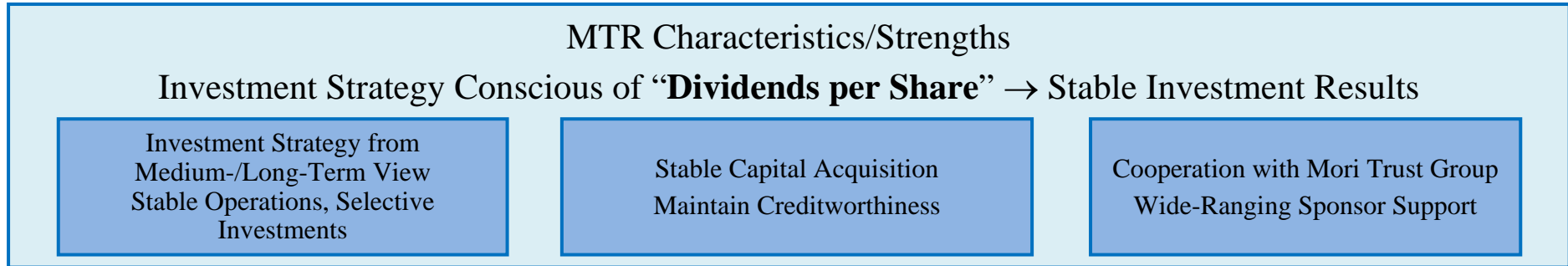
+¥50 vs. initial forecast
Cover portion of reduced revenue through contribution of full-period operations of Shiodome

19th Fiscal Period Forecast: ¥18,500

-¥1,650 vs. 18th fiscal period forecast
Same levels as 18th fiscal period when excluding Shiodome Real Estate Tax (-¥1,500)

Growth Strategy: Initiatives Toward a New Stage in Growth

17th Fiscal Period Highlights



(Reference) Effect of Property Acquisitions

17th Fiscal Period Highlights

Restructured Portfolio Built on Stable Operations through Tokyo Shiodome Building Acquisition

Expanded Size of Assets

Assets have been **expanded by nearly 42%**, to **¥282.9 billion**
No. 8 in total assets among 36 public J-REITs (as of September 30, 2010)

Fiscal Period	Number of Properties	Assets (Total Purchase Price)
16th Fiscal Period	13 Properties	¥199.9 billion
17th Fiscal Period	13 Properties	¥282.9 billion

Approximate 42% Increase

Average Portfolio Age

Tokyo Shiodome Building 5 Years (as of acquisition date)
 22 Years → **14 Years**

Assure Stable Revenues over the Long Term

Portfolio Composition (Acquisition -Price Basis)

38.9% Tokyo Shiodome Building

Significant influence on overall portfolio revenues

Adoption of Long-Term Fixed Rent Master Lease Agreement with Mori Trust
 Office/Retail: 10 years; Hotel: 25 years
 Rental Revenue approximately ¥5.6 billion/year;
 NOI Return: approximately 4.5%

Response to "Property Concentration Risk"

The adoption of Master Lease Agreements inoculate against the effects of sublessee vacancies/rent changes

Assure Stable Revenues over the Long Term

Strengthen revenue foundation of a portfolio resistant to phases of rent declines

(Reference) Effect of Capital Increase

17th Fiscal Period Highlights

Implementation of First Public Offering since IPO Leads to 60,000 Investment Unit Increase (33% Increase in Issued Investment Shares)

Change in Investor Composition

◆ Increase in Share of Overseas Investors

16th Fiscal Period, End 6.58%

→ 17th Fiscal Period, End **12.39%**

40% of 60,000 new investment shares sold overseas

Held overseas IR during period

◆ Increase in Individual Investors

16th Fiscal Period, End 7,264

→ 17th Fiscal Period, End **9,496**

(9,966 total investors)

Improved Investment Share Liquidity

◆ Average daily transaction volume doubled

Jan – Mar, 2010 197 shares

→ Jul – Sep, 2010 **403 shares**

◆ Growth in investment share trading value share

Jan – Mar, 2010 2.0% → Jul – Sep, 2010 **4.6%**

* Trading value share =
(period) MTR trading value / (period) all public J-REIT trading value × 100

Maintain/Improve Financial Foundation Serving as Basis of Stable Operations

Debt Financing

◆ LTV (Loan to Value) Control

LTV at the end of the 17th Fiscal Period: 46.9%

Max LTV target: 50% → Available borrowing capacity **approximately ¥18 billion**

◆ Maintain/Strengthen Lender Relations

◆ New Sources of Fund in Association with New Rating Acquisition

Considering issuance of REIT bonds

Equity Financing

Maintain PBR, NAV Ratio at Levels Greater than 1×

(Reference)

Investment Share Price (9/30/10 close): ¥705,000

◆ Net Assets per Share: ¥584,581 ◆ Price Book-Value Ratio (PBR): 1.21

◆ NAV per Share: ¥575,241 ◆ NAV Ratio: 1.23

* Price Book-Value Ratio (PBR) = 9/30/10 Closing Price / Net Assets per Share

NAV = Net Assets at the End of the 17th Fiscal Period ± Unrealized Profit (Loss) on Owned Assets at the End of the 17th Fiscal Period

NAV Ratio = 9/30/10 Closing Price / NAV per Share

Part 2
Summary of the 17th Fiscal Period
(ended September 30, 2010) Settlement

Overview of the 17th Fiscal Period Settlement

Summary of the 17th Fiscal Period Settlement

(Million yen)

	17th fiscal period Actual	16th fiscal period Actual	Change (over previous period)		17th fiscal period Initial forecast (Note)
Operating revenues	9,027	6,736	2,291	34.0%	9,002
Operating income	6,056	4,304	1,752	40.7%	5,978
Income before income taxes	4,860	3,642	1,218	33.4%	4,744
Net income	4,859	3,641	1,218	33.5%	4,743
Dividend per share (Yen)	20,079	20,006	73	0.4%	19,600
Number of shares issued	242,000	182,000	-	-	242,000

(Note) Announced on May 13, 2010

Dividends for the 17th fiscal period exceed prior period, despite increase in shares

(Main factor for changes over the previous period)

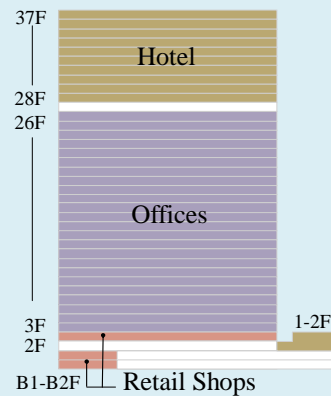
- ◆ Investment share issuance (60,000 shares) Total shares issued 182,000 → 242,000
- ◆ Profit increase due to Tokyo Shiodome Building sold +¥2,040 million
- ◆ Profit decrease due to Akasaka-Mitsuke MT Building disposition -¥390 million
- ◆ Increase in profits due to completion of Ginza MTR Building renovation/recommencement +¥330 million
- ◆ Increase in borrowings, investments and other expenses due to property acquisition -¥630 million

Overview of Tokyo Shiodome Building

Summary of the 17th Fiscal Period Settlement



- ◆ High-end commercial center located in a large redevelopment zone ranging over 31 ha
- ◆ Excellent location facing the Hama Rikyu Gardens, with superb views of Tokyo Bay and high visibility
- ◆ Large new mixed-use building with state of the art specifications



View from the Tokyo Shiodome Building

Property Overview

Location: 1-9-1 Higashi Shinbashi, Minato-ku, Tokyo
 Purpose: Office, hotel, retail
 Area: Land 17,847 m² (Note 1) Building 191,394.06 m² (Note 2)
 Structure: Steel-reinforced concrete, reinforced concrete, steel-reinforced flat roof; four levels underground, 37 floors above ground
 Acquisition Price: ¥110 billion
 Appraised Value: ¥111.5 billion
 Acquisition Date: April 13, 2010
 Purchaser: MORI TRUST Co., Ltd.

(Note 1) Land area is the area subject to reserved land assignments that is quasi-co-owned by MTR, and includes the quasi-co-owned interest of the other quasi-co-owners of the property. MTR has a 50% interest as quasi-co-owner.
 (Note 2) The building is co-owned; the floor space calculated by multiplying the MTR ownership interest (50%) by total floor space is 95,697.03 m².

Lease Overview

Lease Period: (Office/Retail) April 13, 2010 to April 12, 2020
 (Hotel) April 13, 2010 to December 31, 2035
 Contract: Fixed Term Building Lease Agreement (Master Lease Agreement)
 Total Rentable Area: 95,697.03 m²
 Total Rented Area: 95,697.03 m²
 Period-End Occupancy: 100%
 Lessor: MORI TRUST Co., Ltd.

Interest-Bearing Liabilities

Summary of the 17th Fiscal Period Settlement

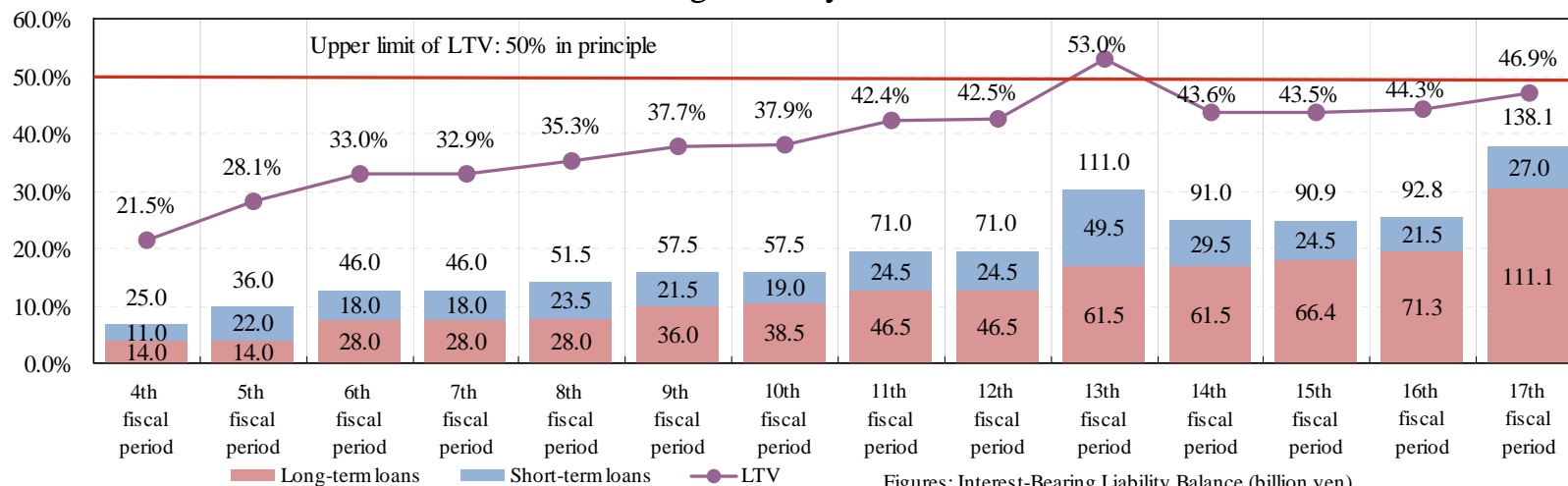
Interest-bearing liabilities
(as of the end of the 17th fiscal period)

Total interest-bearing liabilities (Million yen)	138,100
Short-term loans	27,000
Long-term loans (including loans expected to be repaid within one year)	111,100
LTV (Loan To Value ratio)	46.9%
Long-term interest-bearing liabilities ratio (including loans expected to be repaid within one year)	80.4%
Fixed interest-bearing liabilities ratio	80.4%
Average interest for borrowings during fiscal period	1.46%
Short-term loans	1.07%
Long-term loans	1.62%

Balance of borrowings from financial institutions
(as of the end of the 17th fiscal period)

Lender	Balance of borrowings (million yen)	Breakdown (%)
Mizuho Corporate Bank, Ltd.	29,000	21.0%
Development Bank of Japan Inc.	24,100	17.5%
Sumitomo Mitsui Banking Corporation	22,000	15.9%
The Sumitomo Trust & Banking Corporation	18,000	13.0%
Mitsubishi UFJ Trust and Banking Corporation	17,500	12.7%
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	13,000	9.4%
Shinsei Bank, Limited	5,000	3.6%
Aozora Bank, Ltd.	3,000	2.2%
The Dai-ichi Life Insurance Company, Limited	2,500	1.8%
ORIX Trust and Banking Corporation	2,000	1.4%
Nippon Life Insurance Company	1,000	0.7%
The Hachijuni Bank, Ltd.	1,000	0.7%
Total	138,100	100.0%

Interest-Bearing Liability Balance and LTV



Investors

Summary of the 17th Fiscal Period Settlement

Top 10 Shareholders

16th Fiscal Period (182,000 Shares Issued)

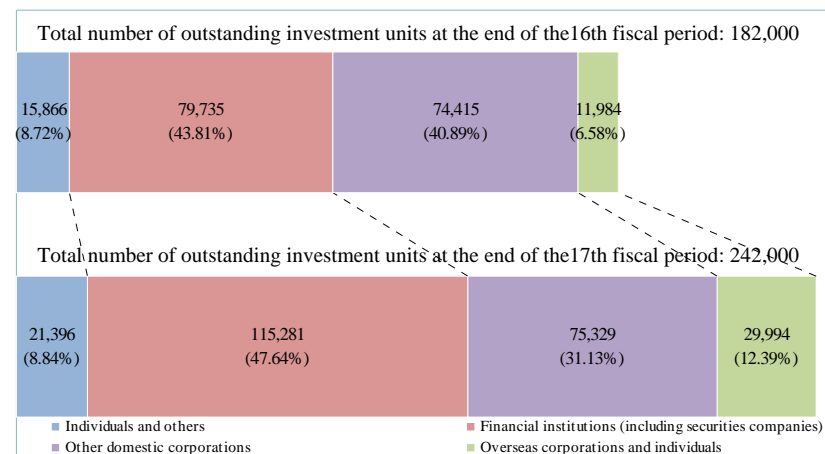
Shareholders	Number of shares held	Ownership ratio
Mori Trust Co, Ltd.	70,000	38.46%
NCT Trust and Banking Corporation (investment trust)	14,335	7.88%
Japan Trustee Services Bank, Ltd. (trust account)	13,830	7.60%
Trust & Custody Services Bank, Ltd. (securities investment trust account)	10,888	5.98%
The Master Trust Bank of Japan, Ltd. (trust account)	6,598	3.63%
The Nomura Trust and Banking Co., Ltd. (investment trust)	5,520	3.03%
North Pacific Bank, LTD.	3,831	2.10%
AIG Edison Life Insurance Company GA NON DIMA	3,532	1.94%
American Life Insurance Company GA-L	3,000	1.65%
Kansai Urban Banking Corporation	2,660	1.46%
Total of Top 10 Shareholders	134,194	73.73%

17th Fiscal Period (242,000 Shares Issued)

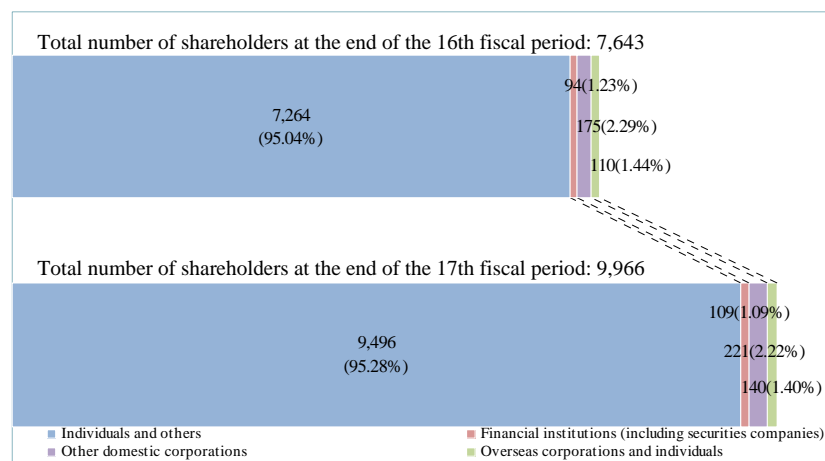
Shareholders	Number of shares held	Ownership ratio
MORI TRUST Holdings, Inc.	70,000	28.93%
Japan Trustee Services Bank, Ltd. (trust account)	28,126	11.62%
The Nomura Trust and Banking Co., Ltd. (investment trust)	25,861	10.69%
Trust & Custody Services Bank, Ltd. (securities investment trust account)	16,452	6.80%
The Master Trust Bank of Japan, Ltd. (trust account)	9,413	3.89%
North Pacific Bank, LTD.	3,831	1.58%
AIG Edison Life Insurance Company GA NON DIMA	3,532	1.46%
American Life Insurance Company GA-L	3,064	1.27%
Kansai Urban Banking Corporation	2,660	1.10%
Trust & Custody Services Bank, Ltd. (money trust tax account)	2,462	1.02%
Total of Top 10 Shareholders	165,401	68.35%

Composition of Shareholders

Investment Share Ratios



Investment Share Holder Ratio



Forecast for the 18th and 19th Fiscal Periods

Summary of the 17th Fiscal Period Settlement

Forecast for the 18th fiscal period

Forecast dividend for the 18th fiscal period: ¥20,150

Main Factors behind Increase in Revenues:

- Full-period operation of Tokyo Shiodome Building contributes to increased profits
- Full-period of new Ginza MTR Building tenants occupancy contributes to increased profits
- No expenses related to increase in capital

Main Factors behind Decrease in Revenues:

- No gain on sale of real estate related to Akasaka-Mitsuke MT Building
- Expected decrease in revenue reflected in plan

(Units: million yen)

		18th Fiscal Period Forecast	17th Fiscal Period Actual	Difference	
				Amount	%
Operating revenues	(a)	8,889	9,027	-137	-1.5%
Property-related revenues	(b)	8,889	8,842	47	0.5%
Rental revenues		8,614	8,538	76	
Other rental revenues		274	303	-28	
Gain on sale of real estate		-	185	-185	-
Operating expenses	(c)	2,982	2,970	11	0.4%
Property-related expenses	(d)	2,556	2,563	-7	-0.3%
Rental Expenses		2,556	2,563	-7	
Property and other taxes		565	592	-26	
Overhead expenses		637	624	13	
Depreciation and amortization	(e)	1,353	1,347	6	
Service, general and administrative expenses		425	406	19	4.7%
Profit from real estate rental business	(f)=(b)-(d)	6,333	6,278	54	0.9%
Earnings before depreciation and amortization (NOI)	(e)+(f)	7,686	7,625	60	0.8%
Operating income	(a)-(c)	5,907	6,056	-149	-2.5%
Non-operating revenues		2	4	-1	-40.8%
Non-operating expenses		1,032	1,200	-168	-14.0%
Interest expense		1,032	1,095	-63	
Investment share issuance expenses		-	105	-105	
Ordinary income		4,877	4,860	17	0.4%
Income before income taxes		4,877	4,860	17	0.4%
Net income		4,876	4,859	17	0.4%

	17th Fiscal Period Actual	18th Fiscal Period Forecast	19th Fiscal Period Forecast
	(April 1, 2010 to September 30, 2010)	(October 1, 2010 to March 31, 2011)	(April 1, 2011 to September 30, 2011)
Operating revenues (million yen)	9,027	8,889	8,849
Operating income (million yen)	6,056	5,907	5,493
Ordinary income (million yen)	4,860	4,877	4,478
Net income (million yen)	4,859	4,876	4,477
Dividend per share (yen)	20,079	20,150	18,500
No. of shares issued	242,000	242,000	242,000

Forecast Dividend for the 19th Fiscal Period: ¥18,500

Effect of Tokyo Shiodome Building Real Estate Tax on Dividends -¥1,500
In line with 18th Fiscal Period excluding this Real Estate Tax

Assumptions

- Assumes the 13 properties that MTR has under ownership as of September 30, 2010.
- Assumes the 242,000 investment shares issued and outstanding as of September 30, 2010.

The business forecast for the 18th and 19th fiscal periods has been calculated based on the preceding assumptions. This is not a guarantee of actual operating revenues, operating income, ordinary income, net income, and/or per-share dividends, and such may differ according to circumstances occurring in the future.

Indicators

Summary of the 17th Fiscal Period Settlement

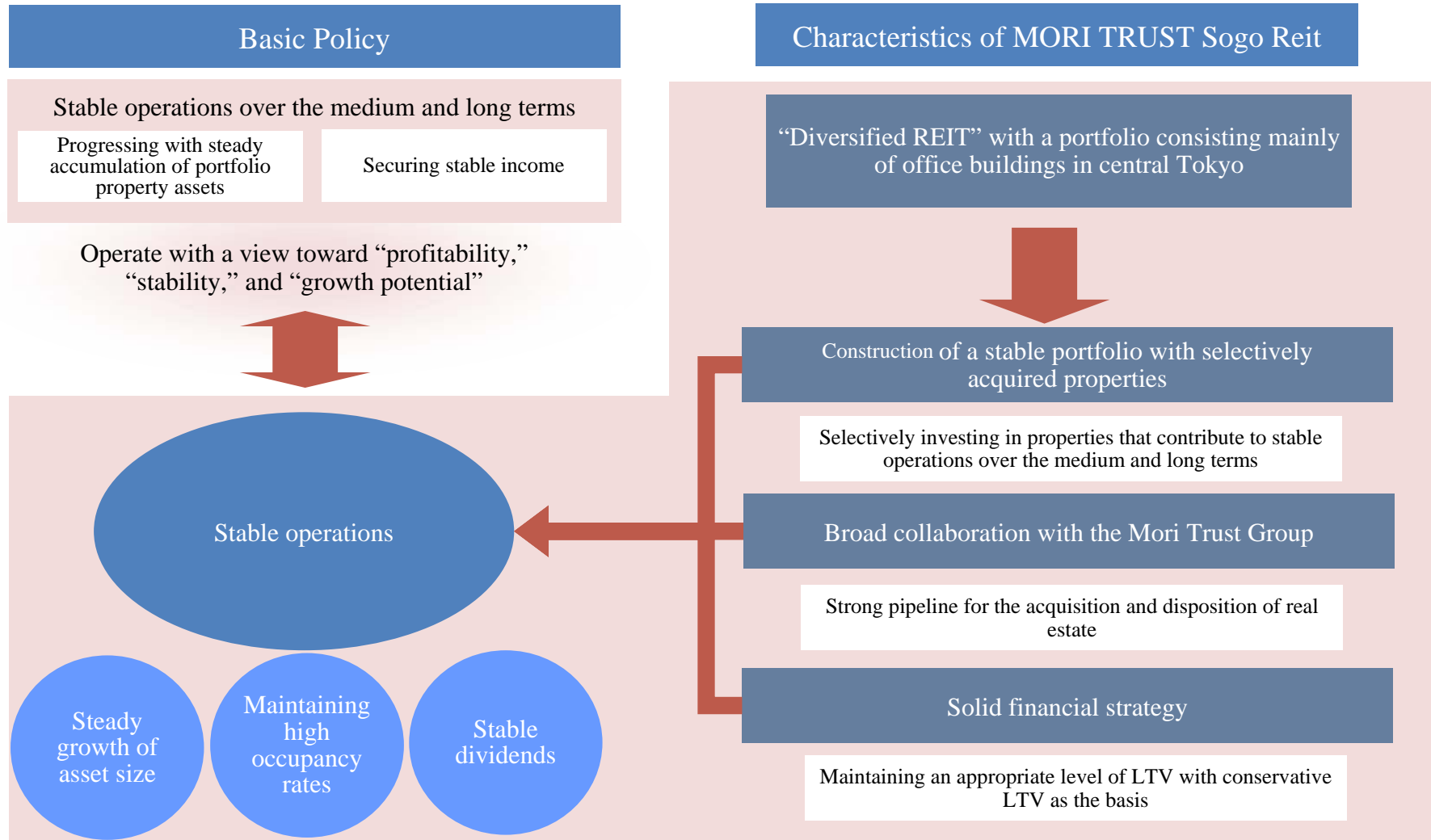
		Unit	13th fiscal period	14th fiscal period	15th fiscal period	16th fiscal period	17th fiscal period
Total assets	①	Million yen	209,400	208,922	208,884	209,634	294,374
Interest-bearing liabilities	②	Million yen	111,000	91,000	90,925	92,800	138,100
Total net assets	③	Million yen	83,260	101,779	101,726	101,241	141,468
Profits from real estate rental business	④	Million yen	4,067	4,842	5,099	4,618	6,278
Gain on sale of real estate	⑤	Million yen	-	-	-	-	185
Depreciation and amortization	⑥	Million yen	800	872	863	806	1,347
NOI	⑦=④+⑥	Million yen	4,868	5,714	5,962	5,424	7,625
Capital improvements	⑧	Million yen	59	232	84	1,284	237
Net cash flows	⑨=⑦-⑧	Million yen	4,808	5,482	5,878	4,140	7,388
Income before income taxes	⑩	Million yen	3,261	3,832	4,127	3,642	4,860
Net income	⑪	Million yen	3,260	4,179	4,126	3,641	4,859
FFO	⑫=⑪+⑥-⑤	Million yen	4,061	5,051	4,990	4,447	6,021
Total distribution	⑬	Million yen	3,260	4,179	4,126	3,641	4,859
Shares issued and outstanding	⑭	Shares	160,000	182,000	182,000	182,000	242,000
Total net assets per share	⑮=③/⑭	Yen	520,377	559,226	558,936	556,270	584,581
Dividend per share	⑯=⑬/⑭	Yen	20,377	22,962	22,672	20,006	20,079
FFO per share	⑰=⑫/⑭	Yen	25,381	27,754	27,418	24,436	24,881
ROA (annualized)	⑱=⑩/①/6×12		3.1%	3.7%	4.0%	3.5%	3.3%
ROE (annualized)	⑲=⑪/③/6×12		7.8%	8.2%	8.1%	7.2%	6.9%
LTV ratio	⑳=②/①		53.0%	43.6%	43.5%	44.3%	46.9%

Part 3

Basic Policy and Status of Operations

Basic Policy and Characteristics of MORI TRUST Sogo Reit

Basic Policy and Status of Operations



Portfolio Allocation Policy

Basic Policy and Status of Operations

Target portfolio

		Region		Total
		Central Tokyo (Note 1)	Other areas (Note 2)	
Use	Office Buildings	60 to 70%	10 to 20%	70 to 90%
	Retail Facilities	0 to 10%	10 to 20%	10 to 30%
	Other (Note 3)			
Total		60 to 80%	20 to 40%	100%

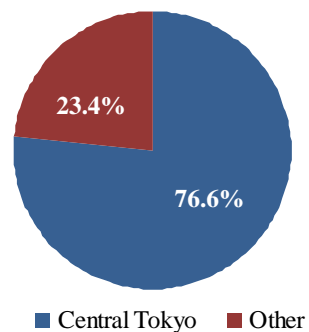
(Note 1) "Central Tokyo" refers to Chiyoda, Chuo, Minato, Shinagawa, Shibuya and Shinjuku Wards.

(Note 2) "Other Areas" refers to greater Tokyo (Kanagawa, Chiba and Saitama Prefectures, and the Tokyo Metropolitan Area excluding central Tokyo) and other major regional cities.

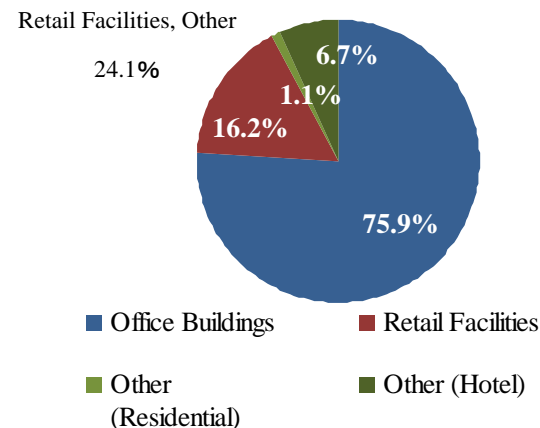
(Note 3) Restricted to investments in residential properties and hotels for the foreseeable future.

(Note 4) Investment ratio is based on acquisition price.

<Regional diversification>



<Use diversification>



(Note) For properties with multiple uses, the attribute is judged by their principle use.

Financial Policy and Strategy

Basic Policy and Status of Operations

Financial Policy and Strategy

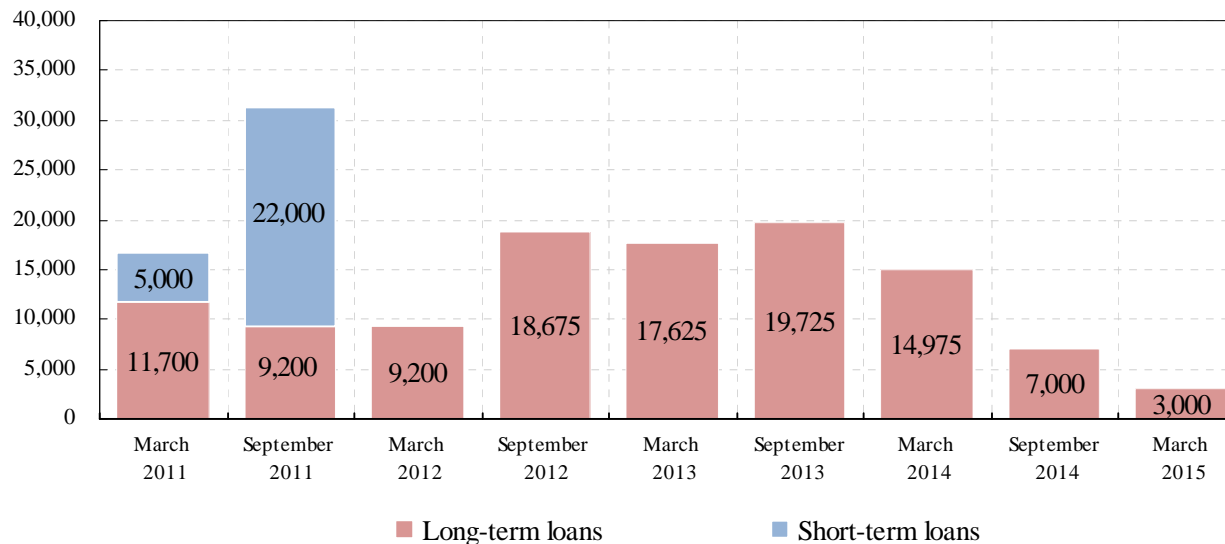
- ◆ Conservative LTV is the basis, and the 50% upper limit of LTV is the benchmark
- ◆ Diversify repayment maturities
- ◆ Procure short-term borrowings and long-term debt in a balanced manner, paying attention to reducing financing costs and the effect of changes in the financial environment
- ◆ Establish a credit line to ensure flexible fundraising
 Mizuho Corporate Bank: ¥10 billion Sumitomo Mitsui Banking: ¥10 billion

Ratings

As of September 2010, MTR received credit ratings as follows:

- ◆ Rating Institution: Japan Credit Rating Agency, Ltd. (JCR)
- ◆ Rated Debt: Long-term preferred bonds
- ◆ Rating: AA
- ◆ Outlook: Stable

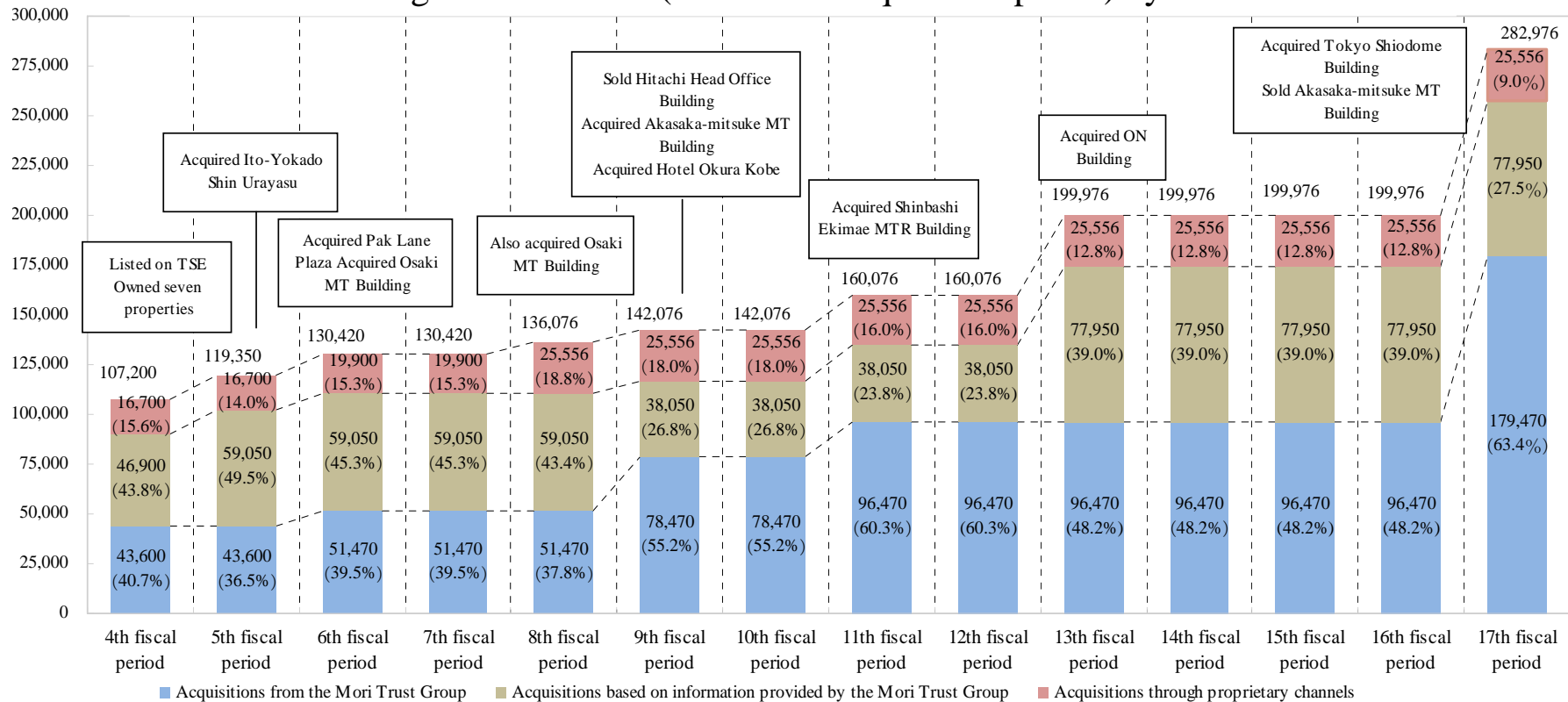
Loan repayment schedule diversification (at the end of the 17th fiscal period)



Status of Operations 1: Changes in Asset Size

Basic Policy and Status of Operations

Changes in asset size (the sum of acquisition prices) by seller



Property acquisitions

Acquisitions from the Mori Trust Group	Acquisitions Based on Information Provided by the Mori Trust Group	Acquisitions through Proprietary Channels
<ul style="list-style-type: none"> Ginza MTR Bldg. Mita MT Bldg. Osaki MT Bldg. Ito-Yokado Shonandai Shinbashi Ekimae MTR Bldg. Tokyo Shiodome Building (acquired in the 17th fiscal period) 	<ul style="list-style-type: none"> Ito-Yokado Shin-Urayasu Shin-Yokohama TECH Bldg. Hotel Okura Kobe ON Bldg. 	<ul style="list-style-type: none"> Marubeni Osaka Headquarters Bldg. Frespo Inage Park Lane Plaza Osaki MT Bldg. (additional acquisition)

□ : Acquisitions through sale-and-lease-back

Status of Operations 2: Portfolio Summary (At the end of the 17th Fiscal Period)

Basic Policy and Status of Operations

Use	Name	Location	Construction completion	Acquisition date	Acquisition Price (Million yen)	17th fiscal period Book value at the end of fiscal period (Million yen)	17th fiscal period End-of-period calculation (Million yen)	Floor Area (m ²)	PML (Note 5)	NOI yield (Note 6)
Office Buildings	Ginza MTR Bldg.	Chuo Ward, Tokyo	March 1982 (Renovated in 2010)	March 31, 2003	16,000	16,686	16,000	38,901.73 (Note 1)	8.1%	4.7%
	Mita MT Bldg.	Minato Ward, Tokyo	September 1974 (Renovated in 1997)	December 1, 2003	16,000	15,988	20,900	21,043.02	10.5%	9.4%
	Marubeni Osaka Headquarters Bldg.	Chuo Ward, Osaka	March 1984	September 30, 2002	12,500	12,172	12,300	41,574.47	3.4%	8.0%
	Shin-Yokohama TECH Bldg.	Kohoku Ward, Yokohama City	February 1986	November 14, 2003	6,900	6,905	4,900	25,187.22	8.7%	6.8%
	Osaki MT Bldg.	Shinagawa Ward, Tokyo	July 1994 (Renovated in 2008)	(1) March 31, 2005 (2) October 28, 2005 (Additional acquisition)	13,526	13,263	15,500	26,980.68 (Note 2)	11.5%	7.1%
	ON Bldg.	Shinagawa Ward, Tokyo	November 1990	August 29, 2008	39,900	40,426	32,200	32,812.27	8.0%	3.8%
	Tokyo Shiodome Building	Minato Ward, Tokyo	January 2005	April 13, 2010	110,000	110,247	111,500	191,394.06 (Note 3)	6.0%	4.7%
Retail Facilities	Ito-Yokado Shonandai	Fujisawa City, Kanagawa Prefecture	November 2002	March 28, 2003	11,600	10,910	12,500	53,393.66	14.0%	6.0%
	Frespo Inage	Inage Ward, Chiba City	—	March 28, 2002	4,200	4,386	4,970	(79,113.42) (Note 4)	-	10.4%
	Ito-Yokado Shin-Urayasu	Urayasu City, Chiba Prefecture	September 2000	July 30, 2004	12,150	11,817	11,400	57,621.38	18.9%	5.3%
	Shinbashi Ekimae MTR Bldg.	Minato Ward, Tokyo	April 1999	April 25, 2007	18,000	17,905	17,900	7,820.45	12.2%	4.7%
Residential	Park Lane Plaza	Shibuya Ward, Tokyo	June 1988	December 24, 2004	3,200	3,337	3,090	5,246.78	14.9%	5.0%
Hotel	Hotel Okura Kobe	Chuo Ward, Kobe City	March 1989	September 20, 2006	19,000	17,972	16,600	72,246.86	17.8%	5.3%
Total	—	—	—	—	282,976	282,020	279,760	-	4.3%	5.2%

(Note 1) MTR has acquired part ownership of the Ginza MTR Building. The floor area owned by MTR totals 23,614.49m².

(Note 2) MTR has acquired co-ownership of the building. The ownership share is calculated at the ratio of 838,899/1,000,000.

(Note 3) The Tokyo Shiodome Building is owned under joint ownership, with MTR owning a 50% interest.

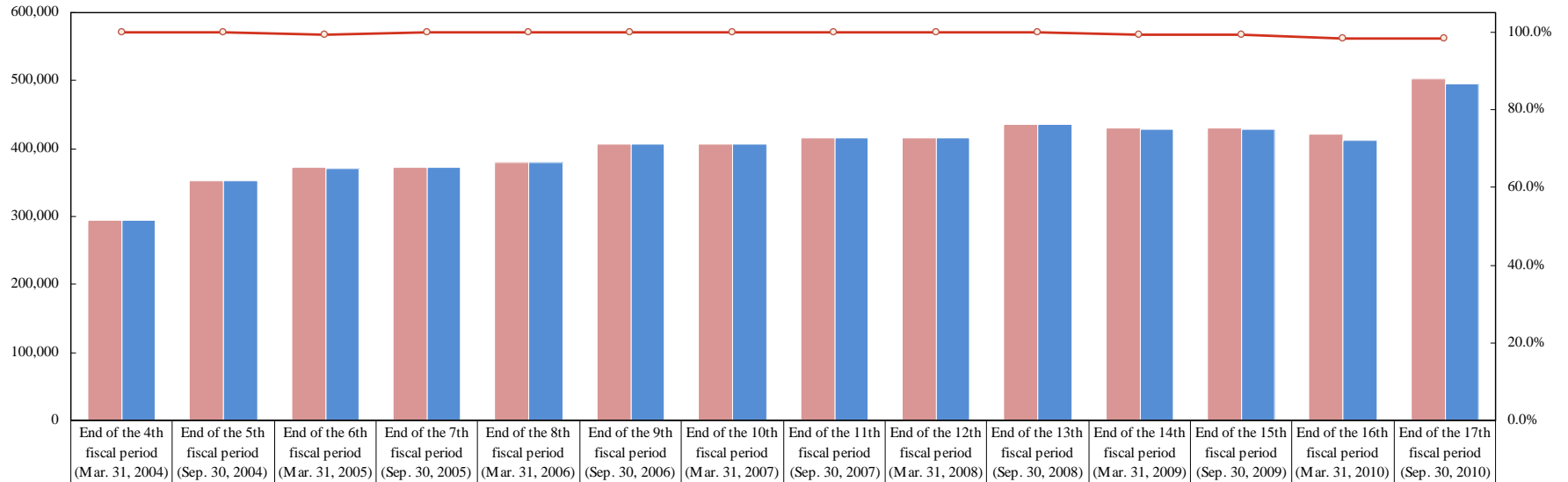
(Note 4) The floor area of Frespo Inage is the area of the real estate trust associated with the real estate trust's beneficiary rights.

(Note 5) Probable Maximum Loss (PML) refers to the expected maximum loss ratio caused by an earthquake based on a loss confidence value of 90%. The expected maximum-level earthquake refers to an earthquake that occurs once every 50 years with a 10% excess-probability. This means that an earthquake of this magnitude statistically occurs once every 475 years.

(Note 6) NOI earnings yield is calculated by converting NOI in the 16th fiscal period to an annual basis.

Status of Operations 3: Occupancy Rate

Basic Policy and Status of Operations



	End of the 4th fiscal period (Mar. 31, 2004)	End of the 5th fiscal period (Sep. 30, 2004)	End of the 6th fiscal period (Mar. 31, 2005)	End of the 7th fiscal period (Sep. 30, 2005)	End of the 8th fiscal period (Mar. 31, 2006)	End of the 9th fiscal period (Sep. 30, 2006)	End of the 10th fiscal period (Mar. 31, 2007)	End of the 11th fiscal period (Sep. 30, 2007)	End of the 12th fiscal period (Mar. 31, 2008)	End of the 13th fiscal period (Sep. 30, 2008)	End of the 14th fiscal period (Mar. 31, 2009)	End of the 15th fiscal period (Sep. 30, 2009)	End of the 16th fiscal period (Mar. 31, 2010)	End of the 17th fiscal period (Sep. 30, 2010)	
Office Buildings	Ginza MTR Bldg.	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	85.6%	
	Mita MT Bldg.	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Marubeni Osaka Headquarters Bldg.	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Shin-Yokohama TECH Bldg.	100%	100%	91%	100%	100%	100%	100%	100%	100%	100%	90.7%	90.7%	90.7%	73.4%
	Osaki MT Bldg.	-	-	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	ON Bldg.	-	-	-	-	-	-	-	-	-	100%	100%	100%	100%	100%
	Tokyo Shiodome Bldg.	-	-	-	-	-	-	-	-	-	-	-	-	-	100%
	(sold) Hitachi Headquarters Bldg.	100%	100%	100%	100%	100%	-	-	-	-	-	-	-	-	-
Retail Facilities	(sold) Akasaka-Mitsuke MT Bldg.	-	-	-	-	100%	100%	100%	100%	100%	100%	100%	100%	-	
	Ito-Yokado Shonandai	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Frespo Inage	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Ito-Yokado Shin-Urayasu	-	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Residential	Shinbashi Ekimae MTR Bldg.	-	-	-	-	-	-	100%	100%	100%	100%	100%	100%	100%	
	Park Lane Plaza	-	-	82.7%	90.8%	92.6%	92.7%	96.7%	89.4%	88.7%	88.0%	77.5%	81.2%	83.7%	
Hotel	Hotel Okura Kobe	-	-	-	-	100%	100%	100%	100%	100%	100%	100%	100%	100%	

Status of Operations 4: Overview of Lease Contracts

Basic Policy and Status of Operations

(As of September 30, 2010)

Use	Name	Tenant/Master lessee		Type of lease contract		Lease contract expiry
		Major tenant/ master lessee	Total			
Office Buildings	Ginza MTR Bldg.	Hanwa Co., Ltd.	4	Direct lease	Fixed-term building lease and building lease	March 31, 2015 (Lease contract with Hanwa)
	Mita MT Bldg.	Hitachi Electronics Services Co., Ltd.	3	Direct lease	Building lease and fixed-term building lease	November 30, 2011 (Lease contract with Hitachi Electronics Services)
	Marubeni Osaka Headquarters Bldg.	Marubeni Corporation	1	Master lease	Fixed-term building lease	September 30, 2012
	Shin-Yokohama TECH Bldg.	Fujitsu Co., Ltd.	3	Direct lease	Building lease	February 28, 2011 (Lease contract with Fujitsu)
	Osaki MT Bldg.	Mori Trust Co., Ltd.	1	Master lease	Fixed-term building lease	March 31, 2013
	Tokyo Shiodome Bldg.	Mori Trust Co., Ltd.	1	Master lease	Fixed-term building lease	(Office/Retail) April 12, 2020 (Hotel) December 31, 2035
	ON Bldg.	Kobe Steel Ltd.	1	Direct lease	Building lease	March 31, 2011
Retail Facilities	Ito-Yokado Shonandai	Ito-Yokado Co., Ltd.	1	Master lease	Building lease	November 20, 2022 (No cancellation prior to November 20, 2017)
	Frespo Inage	Daiwa Lease Co, Ltd.	1	Direct lease	Land lease (Note)	June 2, 2023
	Ito-Yokado Shin-Urayasu	Ito-Yokado Co., Ltd.	1	Master lease	Building lease	July 29, 2020 (No cancellation prior to July 29, 2017)
	Shinbashi Ekimae MTR Bldg.	Kimuraya Select	1	Direct lease	Building lease	May 31, 2011
Residential	Park Lane Plaza	—	13	Direct lease	Building lease and fixed-term building lease	(Lease contracts of not more than 3 years)
Hotel	Hotel Okura Kobe	Hotel Okura Kobe	1	Direct lease	Fixed-term building lease	March 31, 2022

(Note) Land lease rights stipulated in Article 24 of the pre-amendment Law of Land and Building Lease, which was subsequently amended by the Law to Partially Amend the Law of Land and Building Lease (Law No. 132 of 2007).

Status of Operations 5: Real Estate Market Environment and Operating Strategies

Basic Policy and Status of Operations

Real estate market environment

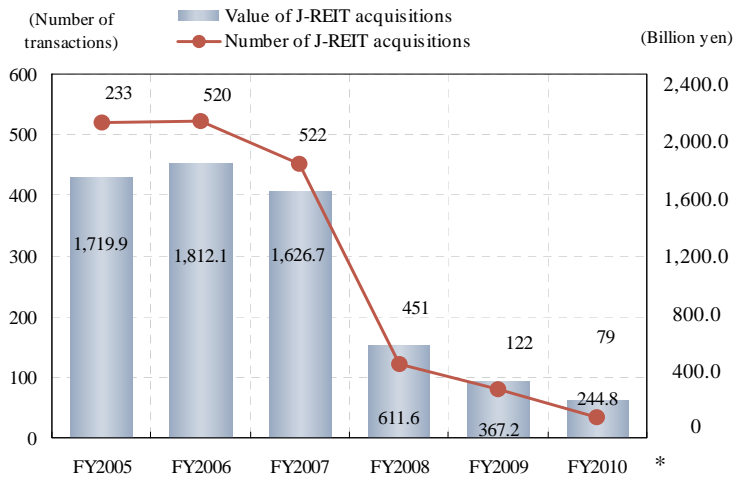
- Investment market**
 The investment activity for small-scale properties has become hot; however, large-scale premier property transactions have been few in the market, and remain at low levels.
 The environment for capital acquisition has improved, with purchase sentiment among buyers rising; however, investment targets remain few in number. There have been occasional high-priced transactions for the few premier properties that have come onto the market.
- Leasing market**
 There has been a deceleration in rent declines and vacancies in the prime area of central Tokyo. There are some who predict that the market will rebound next year. At the same time, demand as a whole is being taken by large-scale buildings, making it rapidly more difficult for small-/medium-sized properties to find tenants.



Operating strategies

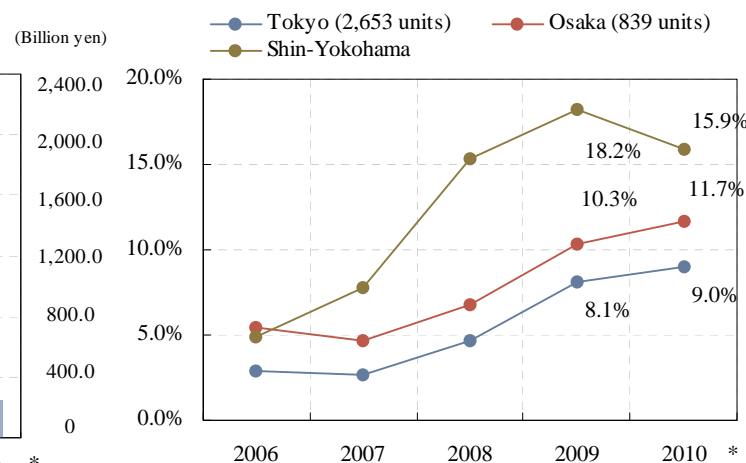
- We will continue our policy to selectively invest in premier properties in central Tokyo. Due to the low number of premier properties up for sale, we will continue to concentrate resources on developing a stronger information network, looking to acquire properties that present opportunities for internal growth.
- The Ginza MTR Building, Shin-Yokohama TECH Building, and Park Lane Plaza Building have implemented and will continue to implement strategies reflecting market conditions and property characteristics to attract tenants, looking to increase occupancy rates.
- Engage in operations that focus on increasing tenant satisfaction so as to lead to high occupancy rates and stable revenues.

Amount and number of REIT property acquisition



Source: Prepared by the Company based on published data

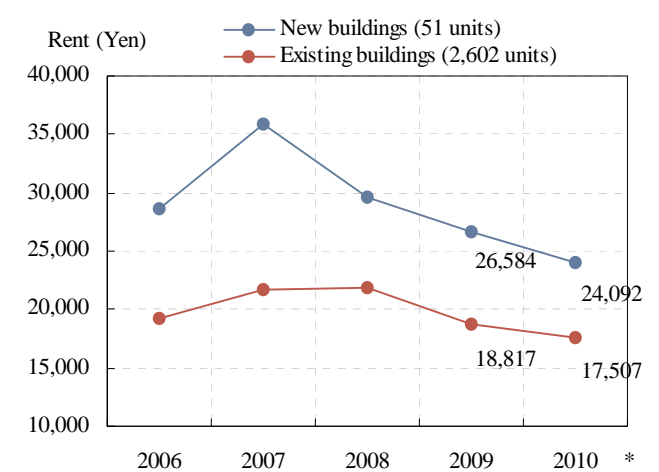
Vacancy rates for office buildings in Tokyo, Osaka and Shin-Yokohama (year-end)



Source: Prepared by the Company based on published data of Miki Shoji Co., Ltd.

* As of September 30, 2010

Average rents for office buildings in Tokyo (year-end)

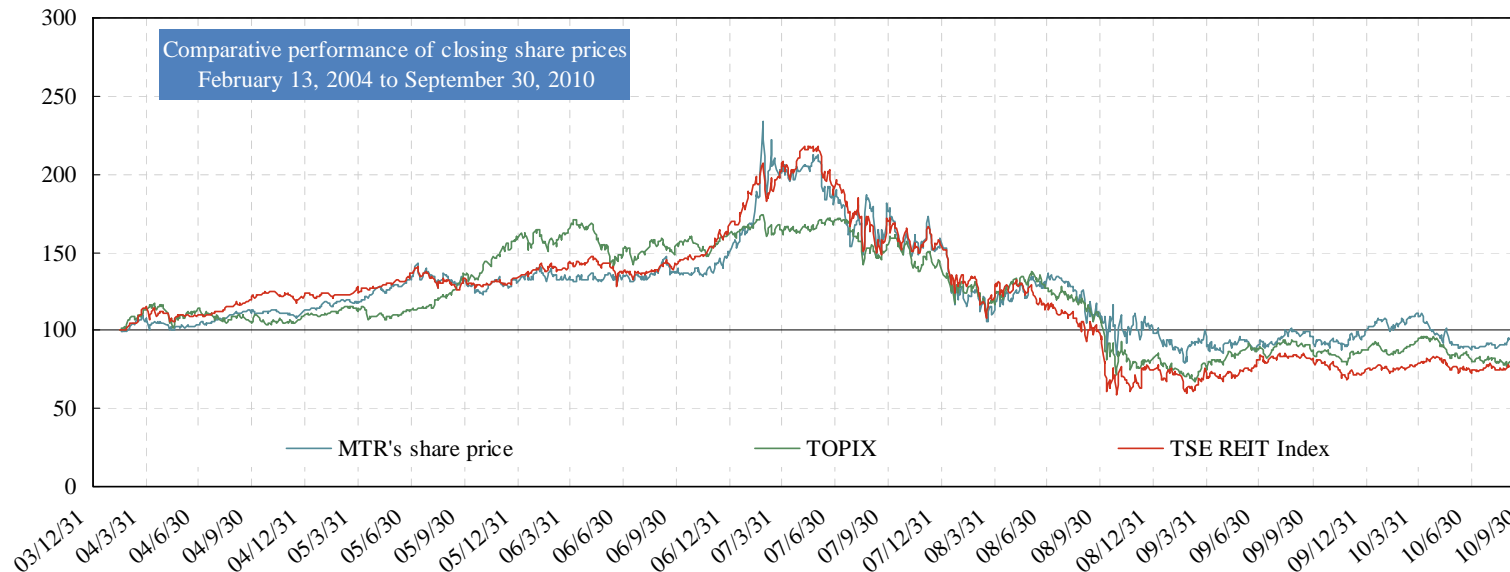
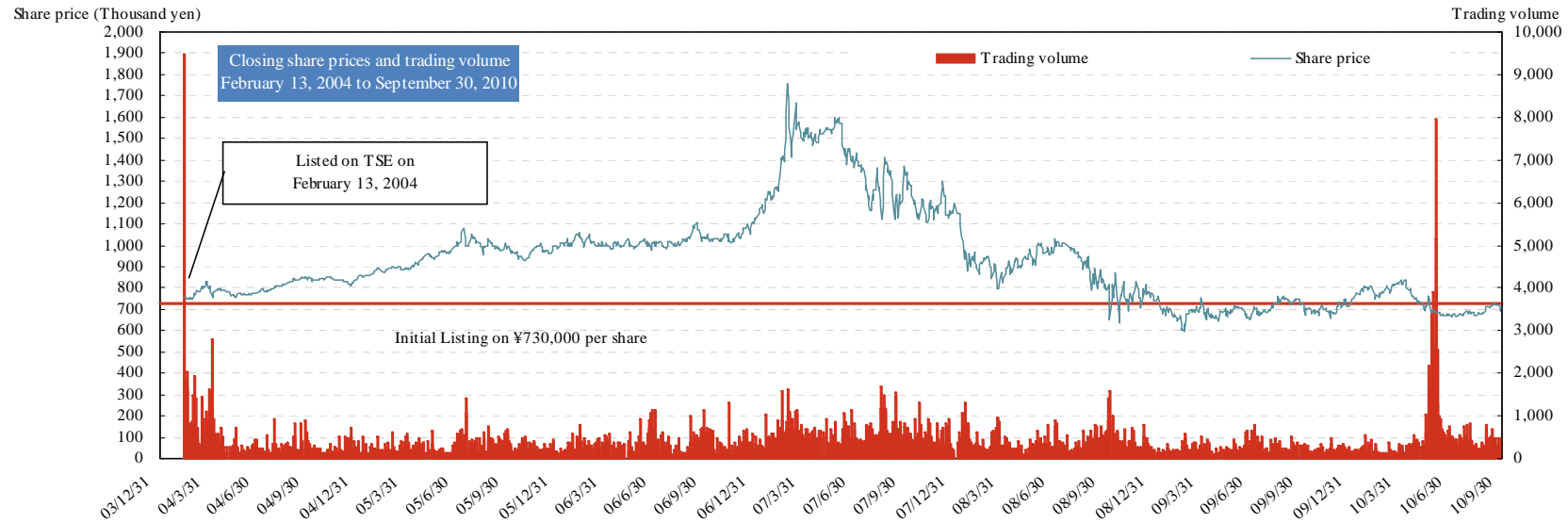


Source: Prepared by the Company based on published data of Miki Shoji Co., Ltd.

Part 4 Reference

Trends in Share Prices

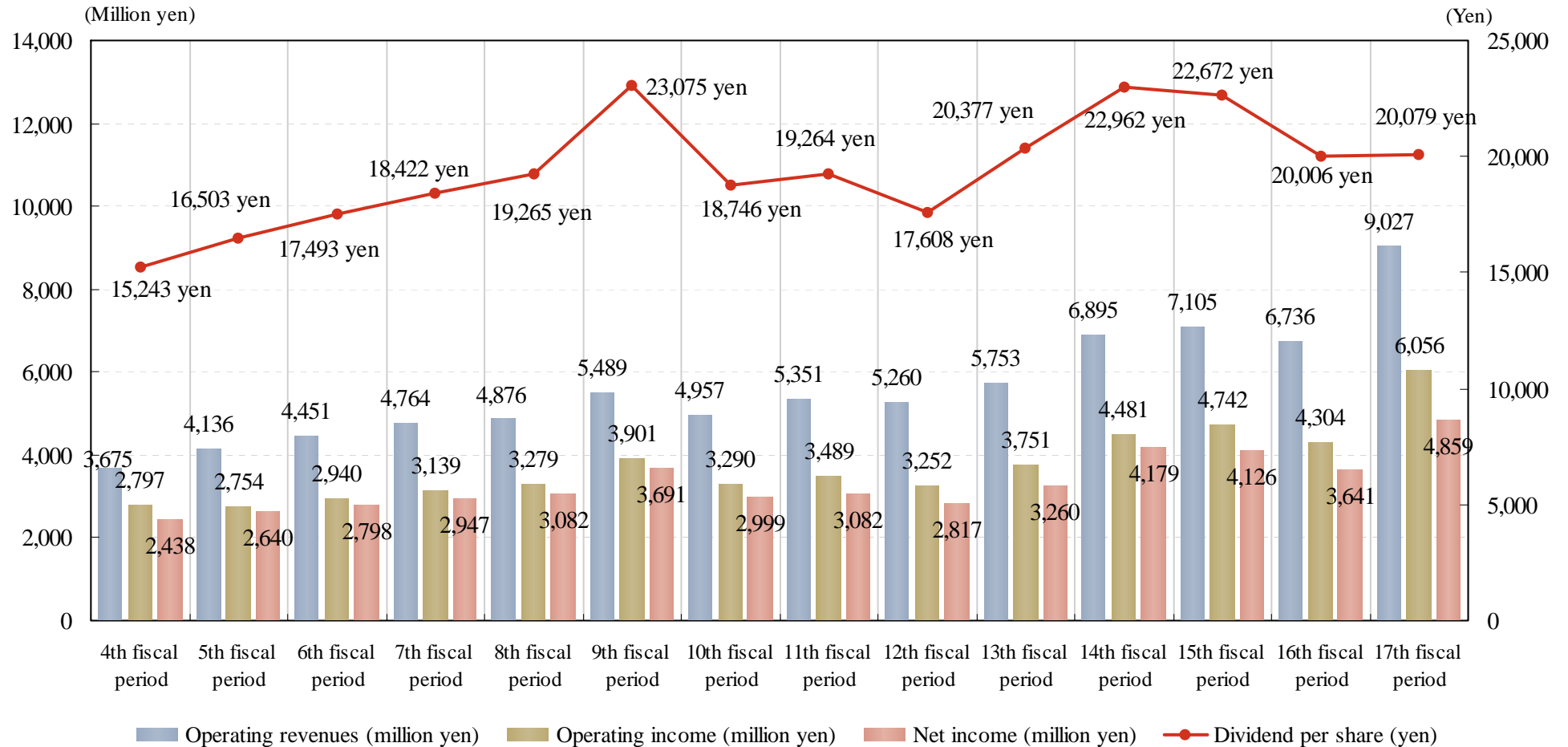
Reference



*MORI TRUST Sogo Reit investment share price, Tosho REIT Index, and TOPIX set to 100 as of IPO date.

Performance

Reference



Interest-Bearing Liabilities at the End of the Period

Reference

	Lender	Drawdown date	Outstanding balance as of March 31, 2010 (million yen)	The 17th fiscal period Average interest rate for borrowings	Repayment date	Repayment method		
Short-term loans	Mizuho Corporate Bank, Ltd.	February 26, 2010	3,000	1.02%	February 28, 2011	Bullet repayment on maturity Unsecured/Non-guaranteed		
	Sumitomo Mitsui Banking Corporation		1,000	1.21%				
	The Sumitomo Trust & Banking Corporation		1,000	1.02%				
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	April 13, 2010	7,000	0.97%	April 13, 2011			
	Mizuho Corporate Bank, Ltd.		5,000	0.97%				
	Mizuho Corporate Bank, Ltd.		4,000	0.90%				
	Mitsubishi UFJ Trust and Banking Corporation	August 31, 2010	3,500	0.90%	August 31, 2011			
	Sumitomo Mitsui Banking Corporation		2,500	0.90%				
	Subtotal			27,000				
Long-term loans	Shinsei Bank, Limited	April 25, 2007	3,000	1.59%	February 28, 2011	Bullet repayment on maturity Unsecured/Non-guaranteed		
	Development Bank of Japan Inc.	March 26, 2004	2,500	1.65%				
	Development Bank of Japan Inc.	February 28, 2006	2,000	1.46%				
	Shinsei Bank, Limited	February 28, 2007	2,000	1.55%				
	Nippon Life Insurance Company	February 28, 2006	1,000	1.46%				
	The Hachijuni Bank, Ltd.	February 28, 2007	1,000	1.55%				
	The Sumitomo Trust & Banking Corporation	August 29, 2008	5,000	1.58%			August 31, 2011	
	Mitsubishi UFJ Trust and Banking Corporation		3,000	1.58%				
	Development Bank of Japan Inc.	August 31, 2006	1,000	1.68%			February 29, 2012	
	Development Bank of Japan Inc.	February 28, 2005	4,000	1.44%				
	The Sumitomo Trust & Banking Corporation	August 31, 2009	3,000	1.62%				
	Development Bank of Japan Inc.	April 25, 2007	2,000	1.74%	April 13, 2012			
	Mitsubishi UFJ Trust and Banking Corporation	April 13, 2010	5,000	1.42%				
	The Sumitomo Trust & Banking Corporation	April 13, 2010	4,000	1.42%	August 31, 2012			
	Mizuho Corporate Bank, Ltd.	August 31, 2009	4,000	1.67%				
	Mitsubishi UFJ Trust and Banking Corporation		3,000	1.67%				
	Development Bank of Japan Inc.	March 25, 2009	2,775	1.81%	(Note 1) Unsecured/Non-guaranteed			
	Sumitomo Mitsui Banking Corporation	February 26, 2010	5,000	1.58%	February 28, 2013		Bullet repayment on maturity Unsecured/Non-guaranteed	
	Mizuho Corporate Bank, Ltd.		3,000	1.58%				
	Mitsubishi UFJ Trust and Banking Corporation		3,000	1.58%				
	The Sumitomo Trust & Banking Corporation		2,500	1.58%				
	Aozora Bank, Ltd.	March 12, 2010	2,000	1.56%	March 12, 2013			
	ORIX Trust and Banking Corporation	March 19, 2010	2,000	1.50%	March 19, 2013			
	Mizuho Corporate Bank, Ltd.	April 13, 2010	5,000	1.59%	April 12, 2013			
	Sumitomo Mitsui Banking Corporation		5,000	1.59%				
	Development Bank of Japan Inc.	September 25, 2009	1,900	1.83%	August 30, 2013			(Note 2) Unsecured/Non-guaranteed
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	August 31, 2010	6,000	1.38%				
	Mizuho Corporate Bank, Ltd.		1,000	1.38%				
	Sumitomo Mitsui Banking Corporation		1,000	1.38%				
	Sumitomo Mitsui Banking Corporation	April 13, 2010	5,000	1.69%	October 11, 2013		Bullet repayment on maturity Unsecured/Non-guaranteed	
	Mizuho Corporate Bank, Ltd.		4,000	1.69%				
	Aozora Bank, Ltd.		1,000	1.69%				
	The Dai-ichi Life Insurance Company, Limited		February 28, 2007	2,500				1.92%
	Development Bank of Japan Inc.	March 12, 2010	2,925	1.69%	February 28, 2014		(Note 3) Unsecured/Non-guaranteed	
Sumitomo Mitsui Banking Corporation	April 13, 2010	5,000	1.79%	April 11, 2014	Bullet repayment on maturity Unsecured/Non-guaranteed			
Development Bank of Japan Inc.		2,000	1.79%					
Development Bank of Japan Inc.	August 29, 2008	3,000	1.96%	February 27, 2015				
Subtotal			111,100					
Total			138,100					

(Note 1) 75 million yen will be repaid at the end of every six months beginning on August 31, 2009 and 2,550 million yen will be repaid on August 31, 2012.

(Note 2) 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.

(Note 3) 75 million yen will be repaid at the end of every six months beginning on September 12, 2010 and 2,475 million yen will be repaid on March 12, 2014.

Balance Sheets

BALANCE SHEETS (As of September 30, 2010 and March 31, 2010)

Reference

(Thousand yen)

	(September 30, 2010)	(March 31, 2010)
ASSETS		
Current Assets:		
Cash and cash equivalents	¥11,347,506	¥10,477,548
Rental and other receivables	101,611	64,461
Consumption taxes refundable	817,107	-
Other current assets	68,335	31,209
Total current assets	12,334,559	10,573,218
Property and Equipment, at Cost:		
Buildings and structures including trust accounts	64,444,370	43,454,604
Machinery and equipment including trust accounts	130,835	138,643
Tools, furniture and fixtures including trust accounts	113,793	115,882
Land including trust accounts	226,827,507	164,019,716
Less: accumulated depreciation	(9,496,131)	(8,696,562)
Net property and equipment	282,020,374	199,032,283
Investments and Other Assets:		
Deposits	10,000	10,000
Long-term prepaid expenses	9,527	18,359
Other	240	276
Total investments and other assets	19,767	28,635
Total Assets	¥294,374,700	¥209,634,136
LIABILITIES		
Current Liabilities:		
Accounts payable	¥211,597	¥397,916
Short-term loans	27,000,000	21,500,000
Long-term loans due within one year	20,900,000	15,900,000
Distributions payable	11,004	10,253
Consumption taxes payable	-	12,950
Rents received in advance	1,430,110	1,071,558
Accrued expenses and other current liabilities	540,756	252,465
Total current liabilities	50,093,467	39,145,142
Long Term Liabilities:		
Long-term loans	90,200,000	55,400,000
Leasehold and security deposits including trust accounts	12,612,453	13,847,838
Total long-term liabilities	102,812,453	69,247,838
Total Liabilities	152,905,920	108,392,980
Net Assets:		
Shareholders' equity:		
Shares authorized: 2,000,000 shares		
Shares issued and outstanding: 242,000 shares at September 30, 2010 and 182,000 shares at March 31, 2010	136,609,600	97,600,000
Retained earnings	4,859,180	3,641,156
Total Net Assets	141,468,780	101,241,156
Total Liabilities and Net Assets	¥294,374,700	¥209,634,136

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

Statements of Income and Retained Earnings

Reference

STATEMENTS OF INCOME AND RETAINED EARNINGS (For the six-month periods ended September 30, 2010 and March 31, 2010)

(Thousand yen)

	April 1, 2010 to September 30, 2010	October 1, 2009 to March 31, 2010
Operating Revenues		
Rental revenues	¥8,842,291	¥6,736,116
Gain on sale of investment property	185,030	-
Operating Expenses:		
Property-related expenses	2,563,786	2,117,877
Asset management fees	252,001	204,357
Custodian and administrative service fees	68,490	52,946
Other operating expenses	86,347	56,778
Operating Income	6,056,697	4,304,158
Non-Operating Revenues:		
Interest income	2,993	3,819
Other non-operating revenues	1,232	1,913
Non-Operating Expenses:		
Interest expense	1,095,723	667,810
Investment share issuance expenses	105,086	-
Income before Income Taxes	4,860,113	3,642,080
Income Taxes:		
Current	996	995
Deferred	(0)	(2)
Net Income	4,859,117	3,641,087
Retained Earnings at the Beginning of Period	64	69
Retained Earnings at the End of Period	¥4,859,181	¥3,641,156

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

Statements of Cash Flows

Reference

STATEMENTS OF CASH FLOWS (For the six-month periods ended September 30, 2010 and March 31, 2010)

(Thousand yen)

	April 1, 2010 to September 30, 2010	October 1, 2009 to March 31, 2010
Cash Flows from Operating Activities:		
Income before income taxes	¥4,860,113	¥3,642,080
Depreciation and amortization	1,347,239	806,321
Investment share issuance expenses	105,086	-
Interest income	(2,993)	(3,819)
Interest expense	1,095,723	667,810
Changes in assets and liabilities:		
Rental and other receivables	(37,150)	5,000
Accounts payable and accrued expenses	(3,126)	75,787
Consumption taxes refundable	(817,107)	-
Consumption taxes payable	(12,950)	(102,698)
Rents received in advance	358,551	(31,952)
Decrease due to sale of investment property	26,700,609	-
Other	64,299	(16,245)
Subtotal	33,658,294	5,042,284
Interest received	2,956	4,280
Interest paid	(846,461)	(654,338)
Income taxes paid	(735)	(867)
Net cash provided by operating activities	32,814,054	4,391,359
Cash Flows from Investing Activities:		
Payments of time deposits	(500,000)	-
Purchases of property and equipment including trust accounts	(111,219,132)	(1,066,040)
Repayment of leasehold and security deposits	(1,521,276)	(1,230,004)
Proceeds from leasehold and security deposits including trust accounts	232,140	431,787
Net cash used in investing activities	(113,008,268)	(1,864,257)
Cash Flows from Financing Activities:		
Net increase (decrease) in short-term loans	5,500,000	(3,000,000)
Proceeds from long-term loans	44,000,000	20,500,000
Repayment of long-term loans	(4,200,000)	(15,625,000)
Proceeds from issuance of shares	38,904,514	-
Distributions paid to shareholders	(3,640,342)	(4,125,711)
Net cash provided by (used in) financing activities	80,564,172	(2,250,711)
Net Change in Cash and Cash Equivalents	369,958	276,391
Cash and Cash Equivalents at the Beginning of Period	10,477,548	10,201,157
Cash and Cash Equivalents at the End of Period	¥10,847,506	¥10,477,548

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

Breakdown of Property-Related Revenues and Expenses

Reference

(Thousand yen)

	Total		Ginza MTR Bldg.		Mita MT Bldg.		Marubeni Osaka Headquarters Bldg.		Shin-Yokohama TECH Bldg.		Osaki MT Bldg.		Akasaka-mitsuke MT Bldg. (Note 2)		ON Bldg.	
	17th	16th	17th	16th	17th	16th	17th	16th	17th	16th	17th	16th	17th	16th	17th	16th
Rental revenues	8,842,291	6,736,115	(Note 1)-	(Note 1)-	915,852	898,941	600,177	600,177	408,150	465,994	527,092	526,818	54,999	746,141	(Note 1)-	(Note 1)-
Rent	8,037,461	5,931,481	-	-	758,745	758,745	600,177	600,177	260,644	302,568	527,092	526,817	51,145	708,166	-	-
Common charges	265,041	279,794	-	-	-	-	-	-	82,499	97,251	-	-	-	-	-	-
Land leasing revenues	236,241	236,406	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other rental revenues	303,547	288,433	-	-	157,107	140,195	-	-	65,006	66,174	-	0	3,854	37,975	-	-
Property-related expenses	2,563,786	2,117,876	(Note 1)-	(Note 1)-	209,785	201,239	142,246	137,993	215,190	206,746	141,102	140,708	38,100	151,523	(Note 1)-	(Note 1)-
Property and other taxes	592,467	591,343	-	-	45,510	42,682	94,942	90,444	33,926	33,796	38,577	38,089	24,407	41,412	-	-
Property taxes	589,487	591,343	-	-	45,421	42,682	94,942	90,444	33,926	33,796	38,577	38,089	24,315	41,412	-	-
Other taxes	2,980	-	-	-	89	-	-	-	-	-	-	-	92	-	-	-
Overhead expenses	624,079	720,211	-	-	114,304	108,544	2,287	2,532	139,714	134,742	8,817	8,928	6,368	66,162	-	-
Property management fees	262,986	277,751	-	-	52,061	52,061	-	-	67,375	69,737	-	-	2,871	38,983	-	-
Utilities	239,201	195,451	-	-	58,626	48,722	-	-	63,118	57,760	-	-	3,065	24,226	-	-
Casualty insurance	30,097	27,780	-	-	913	1,009	2,287	2,532	1,116	1,239	917	1,015	398	801	-	-
Trust fees	7,625	7,625	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other expenses	84,168	211,602	-	-	2,702	6,751	-	-	8,103	6,004	7,900	7,912	33	2,151	-	-
Depreciation and amortization	1,347,239	806,321	-	-	49,971	50,012	45,016	45,016	41,549	38,208	93,707	93,690	7,324	43,948	-	-
Profits and losses from real estate business	6,278,504	4,618,239	321,905	-5,749	706,066	697,701	457,931	462,184	192,959	259,248	385,990	386,110	16,898	594,618	638,030	719,337
Earnings before depreciation and amortization (NOI)	7,625,744	5,424,561	380,481	32,536	756,037	747,714	502,948	507,201	234,509	297,456	479,697	479,800	24,223	638,567	755,755	835,178

	Tokyo Shiodome Bldg. (Note 2)		Ito-Yokado Shonandai		Frespo Inage		Ito-Yokado Shin-Urayasu		Shinbashi Ekimae MTR Bldg.		Park Lane Plaza		Hotel Okura Kobe	
	17th	16th	17th	16th	17th	16th	17th	16th	17th	16th	17th	16th	17th	16th
Rental revenues	2,593,138	-	395,068	395,045	236,241	236,406	378,165	378,165	459,000	459,000	103,694	107,838	647,007	645,817
Rent	2,593,138	-	395,000	395,000	-	-	378,165	378,165	459,000	459,000	92,834	97,485	647,007	645,817
Common charges	-	-	-	-	-	-	-	-	-	-	9,043	9,043	-	-
Land leasing revenues	-	-	-	-	236,241	236,406	-	-	-	-	-	-	-	-
Other rental revenues	-	-	67	45	-	-	-	-	-	-	1,815	1,308	-	-
Property-related expenses	555,070	-	128,948	129,399	17,898	18,225	129,588	143,335	75,364	73,369	37,229	39,888	309,491	313,266
Property and other taxes	-	-	42,936	43,110	15,398	15,725	47,410	47,439	32,691	30,509	6,949	6,670	102,374	100,292
Property taxes	-	-	42,936	43,110	15,398	15,725	47,410	47,439	32,691	30,509	6,949	6,670	102,374	100,292
Other taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Overhead expenses	4,139	-	3,709	3,996	2,500	2,500	8,170	22,094	1,506	1,504	14,485	17,773	37,951	44,550
Property management fees	-	-	1,800	1,800	-	-	1,800	1,800	1,200	1,200	8,951	8,705	-	-
Utilities	-	-	-	-	-	-	-	-	-	-	3,288	3,140	13	18
Casualty insurance	4,139	-	1,353	1,486	-	-	2,779	2,894	279	304	216	240	12,560	12,768
Trust fees	-	-	-	-	2,500	2,500	-	-	-	-	-	-	4,125	4,125
Other expenses	-	-	556	710	-	-	3,590	17,399	26	-	2,028	5,687	21,253	27,638
Depreciation and amortization	550,930	-	82,302	82,292	-	-	74,007	73,802	41,166	41,355	15,795	15,444	169,165	168,422
Profits and losses from real estate business	2,038,068	-	266,119	265,646	218,342	218,180	248,576	234,829	383,635	385,630	66,464	67,950	337,515	332,551
Earnings before depreciation and amortization (NOI)	2,588,999	-	348,421	347,938	218,342	218,180	322,584	308,631	424,802	426,985	82,259	83,394	506,680	500,974

(Note 1) For reasons beyond the control of the Company, real estate leasing revenues and expenses for Ginza MTR Building in the 17th fiscal period and for ON Building are not disclosed.

(Note 2) 17th Fiscal Period property transaction Sold: Akasaka-Mitsuke MT Building (April 13, 2010) Acquired: Tokyo Shiodome Building (April 13, 2010)

Appraisal Values of Portfolio Properties at the Fiscal Period-End

Reference

Use	Property name	16th fiscal period End-of-period appraisal value (Million yen)	17th fiscal period End-of-period appraisal value (Million yen)	Difference (Million yen)	Direct reduction method		Discounted cash flow (DCF) method		Appraiser
					Cap rate	Comparison with the previous fiscal period	Discount rate	Terminal cap rate	
Office buildings	Ginza MTR Bldg.	16,000	16,000	—	5.0%	—	4.8%	5.2%	Nippon Tochi-Tatemono Co., Ltd.
	Mita MT Bldg.	21,000	20,900	-100	5.6%	—	5.4%	5.8%	Nippon Tochi-Tatemono Co., Ltd.
	Marubeni Osaka Headquarters Bldg.	13,000	12,300	-700	8.1%	+0.5%	5.5%	5.9%	Japan Real Estate Institute
	Shin-Yokohama TECH Bldg.	5,310	4,900	-410	6.1%	—	5.9%	6.4%	Nippon Tochi-Tatemono Co., Ltd.
	Osaki MT Bldg.	16,300	15,500	-800	5.1%	—	4.8%	5.2%	Nippon Tochi-Tatemono Co., Ltd.
	Akasaka-mitsuke MT Bldg.	23,300	—	-23,300	—	—	—	—	Nippon Tochi-Tatemono Co., Ltd.
	ON Bldg.	32,400	32,200	-200	4.6%	—	4.3%	4.8%	Japan Real Estate Institute
	Tokyo Shiodome Bldg.	—	111,500	111,500	4.4%	—	4.4%	4.6%	Rich Appraisal Institute K.K.
Retail facilities	Ito-Yokado Shonandai	12,500	12,500	—	5.6%	—	5.3%	5.8%	Japan Real Estate Institute
	Frespo Inage	4,990	4,970	-20	9.0%	—	8.4%	—(Note)	Japan Real Estate Institute
	Ito-Yokado Shin-Urayasu	11,600	11,400	-200	5.5%	+0.1%	5.3%	5.8%	Nippon Tochi-Tatemono Co., Ltd.
	Shinbashi Ekimae MTR Bldg.	18,000	17,900	-100	4.8%	—	4.6%	5.0%	Nippon Tochi-Tatemono Co., Ltd.
Residential	Park Lane Plaza	3,150	3,090	-60	4.7%	-0.3%	5.2%	4.3%	Nippon Tochi-Tatemono Co., Ltd.
Hotel	Hotel Okura Kobe	16,600	16,600	—	5.6%	—	5.4%	5.7%	Rich Appraisal Institute K.K.
Total end-of-period appraisal value (1)		194,150	279,760	85,610	-	-	-	-	
Total end-of-period book value (2)		199,032	282,020	82,988					
Difference (1)-(2)		-4,882	-2,260	2,621					

(Note) Final capitalization rate for Frespo Inage has not been set.

Asset Management Company Remuneration Methods

Reference

	Agreement with MTR	Calculation rate for remuneration as of the end of the 17th fiscal period	Calculation method
Remuneration Method 1	For each operation period, the average amount of the total appraisal value of assets at the end of the settlement period under review and the total appraisal value of assets at the end of the previous settlement period shall be multiplied by up to 0.2%, being the percentage determined by the Board of Management meeting, multiplied by the number of months in the operation period under review, namely 6, and divided by 12.	0.15% (Note 1)	$(\text{Total appraisal value of assets at relevant fiscal period-end} + \text{Total appraisal value of assets at prior fiscal period-end}) \div 2 \times 0.15\% \times 6 \div 12$
Remuneration Method 2	As determined at the Board of Management meeting, the amount of remuneration shall equal a maximum rate of 3% of distributable income for the relevant fiscal period. Based on standard accounting principles generally accepted in Japan, distributable income is determined as the sum of net income before income taxes and losses carried forward.	1.5% (Note 2)	$\text{Distributable income} \times 1.5\%$
Remuneration Method 3	In the event MTR acquires specified assets of securities backed by assets for investment primarily in real estate or other real estate, the rate of remuneration shall be a set percentage of the acquisition price of each property acquisition (excluding consumption tax, local consumption tax and transaction-related expenses), as listed below. The percentages listed below may be reduced depending upon surrounding circumstances. - For acquisitions up to ¥15 billion, remuneration is 0.4% of the amount - For acquisitions from ¥15 billion to ¥30 billion, remuneration is 0.1% of the amount - For acquisitions above ¥30 billion, remuneration is 0.05% of the amount	Refer to left column	Total amount of the acquisition price percentage listed in the left column
Remuneration Method 4	In the event MTR transfers specified assets of securities backed by assets for investment primarily in real estate or other real estate, the rate of remuneration shall be 0.05% of the transfer amount of each asset transfer (excluding consumption tax, local consumption tax and transaction-related expenses).	Refer to left column	$\text{Transfer amount} \times 0.05\%$

(Note 1) At a Board of Management meeting held on September 29, 2003, it was decided that the calculation rate for remuneration in the rate stated above will be reduced.

(Note 2) At a Board of Management meeting held on November 27, 2003, it was decided that the calculation rate for remuneration in the rate stated above will be reduced.

Mori Trust Group

Mori Trust Group Profile & Overview of Business Activities

Name	MORI TRUST Co., Ltd.
Consolidated Results	Net sales: ¥133.2 billion Income before income taxes: ¥20.5 billion (Fiscal period ended March 31, 2010)
Leased Facilities	Rental properties: 61 Hotel and resort facilities: 29 (as of September 30, 2010)
Rented Area	Approx. 2,040,000m ² (Rental properties: approx. 1,340,000m ² , Hotel rooms: approx. 6,800) (as of September 30, 2010)
Principal Properties Owned	<ul style="list-style-type: none"> ● Redevelopment Business (multipurpose buildings) Marunouchi Trust City (Marunouchi Trust Tower Main Tower, North, offices, Hotel, shopping area, others) Sendai Trust City (Sendai Trust Tower: offices, Hotel, shopping area, The Residence Ichiban-cho: residence) Shiroyama Garden (Shiroyama Trust Tower, Shiroyama Trust Court, embassy, others) Gotenyama Garden (Gotenyama Trust Tower, Gotenyama Trust Court, Hotel Laforet Tokyo, others) (Tokyo Shiodome Building (offices, Hotel, shopping area: Peda Shiodome, others)) ● Other Redevelopment Business (office buildings) Akasaka Twin Towers, ATT New Tower Toranomon 2-chome Tower, others ● Hotel/resort facilities Laforet Hotels & Resort (Resort hotels, 12 golf courses, 2 urban hotels) Manpei Hotel (Karuizawa City) Conrad Tokyo (Tokyo Shiodome Bldg.) Westin Hotel Sendai (Sendai Trust Tower) Rihga Royal Hotel Group (capital tie-up partners) (9 group hotels, 1 associate hotel) (Shangri-La Hotel, Tokyo (Marunouchi Trust Tower Main Tower ...lease agreement))



Contact Information

Asset Management Company: MORI TRUST Asset Management Co., Ltd

(Financial instruments and exchange business registration with the Kanto Local Finance Bureau,
License No. 407/ Member of the Investment Trusts Association, Japan)

Finance and Planning Department (IR Section)

TEL : 03-3568-8311

FAX : 03-3568-8322

MORI TRUST Sogo Reit, Inc. Web Site

URL : <http://www.mt-reit.jp/english/>



Disclaimer

- This document is intended to provide information about the business performance and strategies of MORI TRUST Sogo Reit, Inc. (MTR). It is not intended and should not be construed as an inducement or invitation to purchase or invest in the products or investment shares of MTR. We caution readers to contact their securities company representative if intending to acquire or sell any of MTR's investment products or investment shares.
- Statements in this document that are not historical facts are “forward-looking statements.” While MTR takes all reasonable care in the preparation of this document, it does not guarantee the accuracy and completeness of its content.
- Readers are also cautioned that the contents of this document may be changed or deleted without prior notice.
- This document should not be construed as a disclosure document prepared in accordance with the Financial Instruments and Exchange Law. We caution readers to undertake investment decisions subject to individual determination.
- This English document is provided as a service and is not intend to be an official statement. Should a discrepancy be found, the Japanese original will always govern the meaning and interpretation.