

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 Revisions to Dividend Forecast for Fiscal Period Ended March 31, 2010

Tokyo, April 14, 2010 — MORI TRUST Sogo Reit, Inc. (MTR) revised the dividend forecast announced in the announcement of financial results for the fiscal period ended September 30, 2009 on November 13, 2009. The revision for the fiscal period ended March 31, 2010 (16th fiscal period, from October 1, 2009, to March 31, 2010) is as follows:

1. Revision to Dividend Forecast for the Fiscal Period Ended March 31, 2010

(16th fiscal period, from October 1, 2009, to March 31, 2010)

	Dividend per investment unit (excluding excess-profits dividend)	Excess-profits dividend per investment unit
Previous forecasts (A)	19,000 yen	—
Revised forecasts (B)	20,000 yen	—
Net change (B-A)	1,000 yen	—
Change in percentage	5.3%	—

(Note) The percentage change is rounded off to the first decimal point.

Note: This document is a press release for the announcement of a revision to MTR's dividend forecast for the fiscal period ended March 31, 2010. As such, the document is not intended to solicit investment. We urge investors to make decisions themselves when investing. 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.

2. Reason for revision

MORI TRUST Sogo Reit, Inc. (MTR) revised its previous forecast dividend per investment unit for the fiscal period ended March 31, 2010, as shown in the table above, because the dividend per investment unit was expected to change more than 5% when the investment status for the fiscal period became clear in the process of closing accounts. The main factors for the revision are real estate rental expenses and interest paid, which were lower than anticipated.

The forecast dividend per investment unit is as of today, and an actual dividend per unit may change. The forecast does not guarantee the dividend per unit.

3. Other

As described in the press release titled “Acquisition of Asset (Contract to Be Concluded) — Tokyo Shiodome Building” dated April 8, 2010, the performance forecast for the fiscal period ended September 30, 2010 (17th fiscal period, from April 1, 2010, to September 30, 2010) is being reviewed and will be announced as soon as the review is concluded.

Note: This document is a press release for the announcement of a revision to MTR’s dividend forecast for the fiscal period ended March 31, 2010. As such, the document is not intended to solicit investment. We urge investors to make decisions themselves when investing. 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.