

November 14, 2011

Issuer of Real Estate Investment Trust Securities

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MTR Announces Financial Results for its 19th Fiscal Period

Tokyo, November 14, 2011 – MORI TRUST Sogo Reit, Inc. (MTR) has announced financial results for its 19th fiscal period (from April 1, 2011 to September 30, 2011). For the period, MTR recorded operating revenues of 8,801 million yen and income before income taxes of 4,555 million yen. Net income was 4,554 million yen. As a result, distribution per share was 18,819 yen (shares issued and outstanding: 242,000 shares).

At the end of the 19th period, total assets were 288,937 million yen while total net assets were 141,163 million yen. Net assets per share were 583,321 yen.

*See disclaimer at the end of the document.

Portfolio profile

As of the end of the 19th period, MTR had 13 properties with a total book value of 280,135 million yen and total rentable area of 502,850.23m². The occupancy rate on a total rentable area basis for the entire portfolio was 99.5% as of September 30, 2011.

Financing

Total loans outstanding as of the end of the 19th period were 133,200 million yen, of which long-term loans totaled 105,700 million yen (including long-term loans scheduled for repayment within one year) and investment corporation Bonds totaled 5,000 million yen .

Forecasts (Note)

Based on the assumptions and information available at the end of the 19th period, MTR's projections of operating results for the 20th and 21st periods (20th period: October 1, 2011 – March 31, 2012; 21st period: April 1, 2012 to September 30, 2012) are as follows:

	20th Fiscal period	21st Fiscal period
Operating revenues	9,033 million yen	8,744 million yen
Net income	4,735 million yen	4,598 million yen
Distribution per share	19,200 yen	19,000 yen

Note : Actual operating revenues, income before income taxes, net income, and distribution per share may differ materially from forecasts due to changes in the operating environment. Accordingly, MTR does not guarantee the accuracy of forecast amounts.

*See disclaimer at the end of the document.

FINANCIAL STATEMENTS

BALANCE SHEETS

As of September 30, 2011 and March 31, 2011

	September 30, 2011	March 31, 2011
	Thousands of yen	
Assets		
Current Assets:		
Cash and cash equivalents	¥8,618,609	¥7,040,207
Rental and other receivables	100,404	84,250
Other current assets	49,861	33,591
Total current assets	8,768,874	7,158,048
Property and Equipment, at Cost:		
Buildings and structures including trust accounts	64,985,343	64,851,515
Machinery and equipment including trust accounts	130,835	130,835
Tools, furniture and fixtures including trust accounts	118,622	116,065
Land including trust accounts	227,086,220	227,086,220
Less: accumulated depreciation	(12,185,029)	(10,843,813)
Net property and equipment	280,135,991	281,340,822
Investments and Other Assets:		
Deposits	10,000	10,000
Deferred investment corporation bond issuance costs	18,901	22,840
Other	3,392	3,392
Total investments and other assets	32,293	36,232
Total Assets	¥288,937,158	¥288,535,102
Liabilities		
Current Liabilities:		
Accounts payable	¥217,676	¥304,302
Short-term loans	22,500,000	22,500,000
Long-term loans due within one year	27,875,000	18,400,000
Distributions payable	17,293	15,539
Consumption taxes payable	121,527	371,085
Rents received in advance	1,411,656	1,406,130
Accrued expenses and other current liabilities	609,301	455,280
Total current liabilities	52,752,453	43,452,336
Long-Term Liabilities:		
Investment corporation bonds	5,000,000	5,000,000
Long-term loans	77,825,000	86,500,000
Leasehold and security deposits including trust accounts	12,195,874	12,015,542
Total long-term liabilities	95,020,874	103,515,542
Total Liabilities	147,773,327	146,967,878
Net Assets:		
Shareholders' equity:		
Shares authorized: 2,000,000 shares		
Shares issued and outstanding: 242,000 shares	136,609,600	136,609,600
Retained earnings	4,554,231	4,957,624
Total Net Assets	141,163,831	141,567,224
Total Liabilities and Net Assets	¥288,937,158	¥288,535,102

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

*See disclaimer at the end of the document.

STATEMENTS OF INCOME AND RETAINED EARNINGS

For the six-month periods ended September 30, 2011 and March 31, 2011

	April 1, 2011 to September 30, 2011	October 1, 2010 to March 31, 2011
Thousands of yen		
Operating Revenues:		
Rental revenues	¥8,801,972	¥8,886,298
Operating Expenses:		
Property-related expenses	2,904,057	2,515,225
Asset management fees	275,746	284,063
Custodian and administrative service fees	62,113	55,087
Other operating expenses	62,997	55,790
Operating Income	5,497,059	5,976,133
Non-Operating Revenues:		
Interest income	764	1,771
Interest on tax refund	-	3,931
Receipt insurance	-	1,879
Other non-operating revenues	825	867
Non-Operating Expenses:		
Interest expense	918,503	1,007,217
Interest expense on investment corporation bonds	20,977	3,866
Amortization of investment corporation bond issuance costs	3,939	732
Extraordinary loss		
Loss on disaster	-	14,240
Income before Income Taxes	4,555,229	4,958,526
Income Taxes:		
Current	1,012	962
Deferred	(2)	2
Net Income	4,554,219	4,957,562
Retained Earnings at the Beginning of Period	12	62
Retained Earnings at the End of Period	¥4,554,231	¥4,957,624

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

STATEMENTS OF CHANGES IN NET ASSETS

For the six-month periods ended September 30, 2011 and March 31, 2011

	Thousands of yen			
	Shares	Common shares	Retained earnings	Total net assets
Balance as of September 30, 2010	242,000	¥136,609,600	¥4,859,180	¥141,468,780
Cash dividends paid	-		(4,859,118)	(4,859,118)
Net income	-		4,957,562	4,957,562
Balance as of March 31, 2011	242,000	136,609,600	4,957,624	141,567,224
Cash dividends paid	-		(4,957,612)	(4,957,612)
Net income	-		4,554,219	41,554,219
Balance as of September 30, 2011	242,000	¥136,609,600	¥4,554,231	¥141,163,831

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

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STATEMENTS OF CASH FLOWS

For the six-month periods ended September 30, 2011 and March 31, 2011

	April 1, 2011 to September 30, 2011	October 1, 2010 to March 31, 2011
	Thousands of yen	
Cash Flows from Operating Activities:		
Income before income taxes	¥4,555,229	¥4,958,526
Depreciation and amortization	1,341,217	1,347,681
Amortization of investment corporation bond issuance costs	3,939	732
Interest income	(764)	(1,771)
Interest expense	939,480	1,011,083
Loss on disaster	-	14,240
Changes in assets and liabilities:		
Rental and other receivables	(16,154)	17,361
Accounts payable and accrued expenses	(3,832)	(14,556)
Consumption taxes refundable	(712)	817,819
Consumption taxes payable	(249,558)	371,085
Rents received in advance	5,527	(23,980)
Other	141,345	(36,106)
Subtotal	6,715,717	8,462,114
Interest received	779	1,793
Interest paid	(943,337)	(1,016,386)
Payment for loss on disaster	(14,240)	-
Income taxes paid	(763)	(782)
Net cash provided by operating activities	5,758,156	7,466,739
Cash Flows from Investing Activities:		
Proceeds from withdrawal of time deposits	-	500,000
Purchases of property and equipment including trust accounts	(204,229)	(575,820)
Repayment of leasehold and security deposits	(10,220)	(638,918)
Proceeds from leasehold and security deposits including trust accounts	190,553	42,007
Other	-	(3,153)
Net cash used in investing activities	(23,896)	(675,884)
Cash Flows from Financing Activities:		
Net (decrease) increase in short-term loans	-	(4,500,000)
Proceeds from long-term loans	10,000,000	5,500,000
Repayment of long-term loans	(9,200,000)	(11,700,000)
Proceeds from issuance of investment corporation bonds	-	5,000,000
Payments of investment corporation bond issuance costs	-	(23,571)
Distributions paid to shareholders	(4,955,858)	(4,854,583)
Net cash (used in) provided by financing activities	(4,155,858)	(10,578,154)
Net Change in Cash and Cash Equivalents	1,578,402	(3,807,299)
Cash and Cash Equivalents at the Beginning of Period	7,040,207	10,847,506
Cash and Cash Equivalents at the End of Period	¥8,618,609	¥7,040,207

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

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Portfolio Overview

(As of September 30, 2011)

Property Name	Location	Appraisal Value (Millions of yen)	Rent Area (m ²)	Rentable Area (m ²)	Occupancy Rate	Number of Tenants	Rental Revenues in 19h Fiscal Period (Thousands of yen)	Percent of Total Rental Revenue
Ginza MTR Building	Chuo-ku, Tokyo	15,400	13,629.99	13,637.38	99.9%	5	- (Note 1)	- (Note 1)
Mita MT Building	Minato-ku, Tokyo	21,300	15,419.88	15,419.88	100.0%	3	797,339	9.1%
Marubeni Osaka Headquarters Building	Osaka, Osaka	9,940	41,574.47	41,574.47	100.0%	1	600,182	6.8%
Shin-Yokohama TECH Building	Yokohama, Kanagawa	3,960	16,430.54	18,359.46	89.5%	7	380,669	4.3%
Osaki MT Building	Shinagawa-ku, Tokyo	16,000	22,634.06 (Note 2)	22,634.06 (Note 2)	100.0% (Note 3)	1 (Note 3)	420,074	4.8%
ON Building	Shinagawa-ku, Tokyo	31,400	20,654.60	20,654.60	100.0%	1	- (Note 1)	- (Note 1)
Tokyo Shiodome building	Minato-ku, Tokyo	111,500	95,697.03 (Note 4)	95,697.03 (Note 4)	100.0%	1	2,795,000	31.8%
Ito-Yokado Shonandai	Fujisawa, Kanagawa	11,800	53,393.66	53,393.66	100.0%	1	395,045	4.5%
Frespo Inage	Chiba, Chiba	4,950	79,113.42	79,113.42	100.0%	1	235,914	2.7%
Ito-Yokado Shin-Urayasu	Urayasu, Chiba	11,100	57,621.38	57,621.38	100.0%	1	378,165	4.3%
Shinbashi Ekimae MTR Building	Minato-ku, Tokyo	18,200	8,055.00	8,055.00	100.0%	1	459,000	5.2%
Park Lane Plaza	Shibuya-ku, Tokyo	3,010	4,061.87	4,443.03	91.4%	16 (Note 5)	104,677	1.2%
Hotel Okura Kobe	Kobe, Hyogo	15,400	72,246.86	72,246.86	100.0%	1	646,817	7.3%
Total		273,960	500,532.76	502,850.23	99.5%	40	8,801,972	100.0%

Notes 1: For reasons beyond the control of the Company, rental revenues for Ginza MTR Building and for ON Building are not disclosed.

Notes 2: Both the total rent areas and total rentable areas of Osaki MT Building are 26,980.68 m². The rent area and rentable area identified in the above table represent MTR's co-ownership portion calculated at a ratio of 838,899/1,000,000.

Notes 3: A master lease agreement under which rent income is linked to rents under sublease agreements has been concluded for Osaki MT Bldg. The occupancy rate under sublease agreements is 89.5%, and the number of tenants is seven.

Notes 4: Both the total rent and total rentable areas of Tokyo Shiodome Building are 191,394.06 m². The rent area and rentable area identified in the above table represent MTR's co-ownership portion calculated at a ratio of 50/100.

Notes 5: 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.

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 19th fiscal period from April 1, 2011 to September 30, 2011, 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.

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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, November 14, 2011, and MTR does not undertake to update those forward-looking statements to reflect events or circumstances occurring after the date of this release.