



MORI TRUST Sogo Reit, Inc.

MORI TRUST Asset Management Co., Ltd.



**15th Fiscal Period
(April 1, 2009 to September 30, 2009)
Information Package**

Contents

Part 1	Summary of the 15th Fiscal Period (ended September 30, 2009) Settlement	2
Part 2	Status of Operations and Operating Strategies	10
Part 3	Reference	19

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, and to undertake investment decisions subject to individual determination. 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.

Part 1
Summary of the 15th Fiscal Period
(ended September 30, 2009) Settlement

Highlights of the 15th Fiscal Period Settlement (1)

Financial highlights

- Dividend per share: 22,672 yen (+1,372 yen compared with the initial plan^(Note))**
 The dividend per share is down 290 yen compared with the previous period, but up about 1,600 yen when the extraordinary incomes (compensation for relocation) posted in the previous period are excluded.
 - The decrease in dividend per share is due to the lack of extraordinary income (compensation for transfer) posted in the 14th fiscal period.
 - Although net income declined, profits from real estate rental business, operating income, and income before income taxes rose, owing to increases in rent for the Mita MT Building and other properties.
- The Company borrowed 28.5 billion yen to refinance debt due at the end of August 2009**
 - Of the borrowed amount, the Company borrowed 12.0 billion yen as long-term debt to mitigate the risk of rate increases and to spread out repayment deadlines.
 - The interest-bearing long-term liabilities ratio and fixed interest-bearing liabilities ratio both rose to 73.1%.

(Note) Announced on May 13, 2009

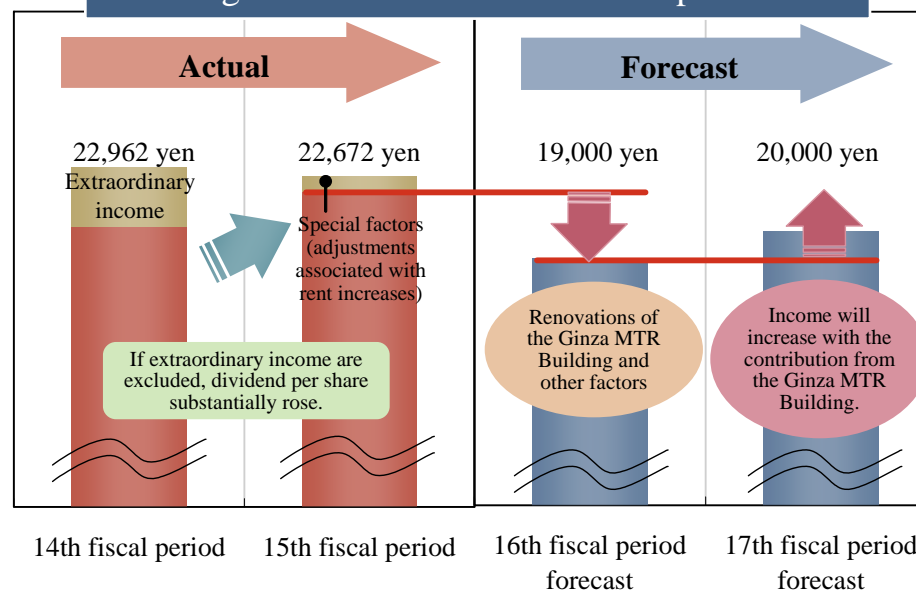
Forecast for the 16th and 17th Fiscal Periods

- Expected dividend for the 16th fiscal period: 19,000 yen (+100 yen compared with the initial plan^(Note 1))**
 A temporary decline in income is anticipated given a non-operating period (November 24, 2009 to mid-February 2010) associated with the termination of the lease at the Ginza MTR Building^(Note 2) and subsequent renovations.
- Expected dividend for the 17th fiscal period: 20,000 yen per share**
 Income will increase with the contribution from the Ginza MTR Building.

(Note 1) Announced on May 13, 2009

(Note 2) Nissan Motor New Headquarters Bldg. was renamed to Ginza MTR Building on September 1, 2009.

Change in and forecast of dividend per share



Highlights of the 15th Fiscal Period Settlement (2)

Overview of the 15th fiscal period settlement

(Million yen)

	15th fiscal period Actual	14th fiscal period Actual	Change (over previous period)		15th fiscal period Initial forecast (Note 1)	15th fiscal period Revised forecast (Note 2)
Operating revenues	7,105	6,895	209	3.0%	7,020	7,078
Operating income	4,742	4,481	261	5.8%	4,504	4,654
Income before income taxes	4,127	3,832	294	7.7%	3,877	4,037
Net income	4,126	4,179	-52	-1.3%	3,876	4,036
Dividend per share (Yen)	22,672	22,962	-290	-1.3%	21,300	22,180
Number of shares issued	182,000	182,000	-	-	182,000	182,000

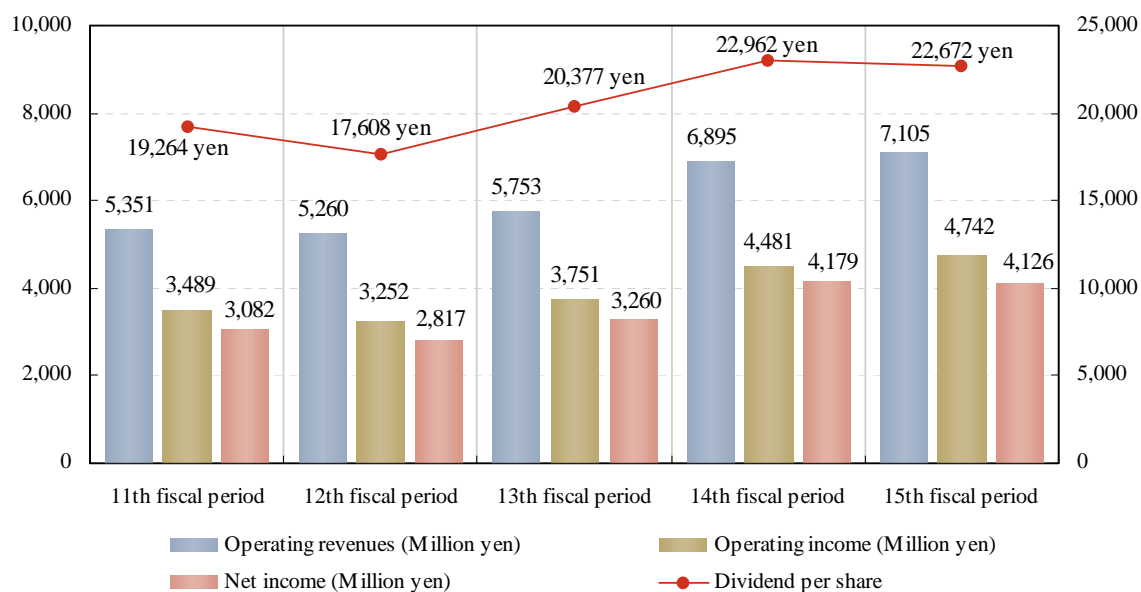
(Note 1) Announced on May 13, 2009

(Note 2) Announced on September 11, 2009

Performance

(Million yen)

(Yen)

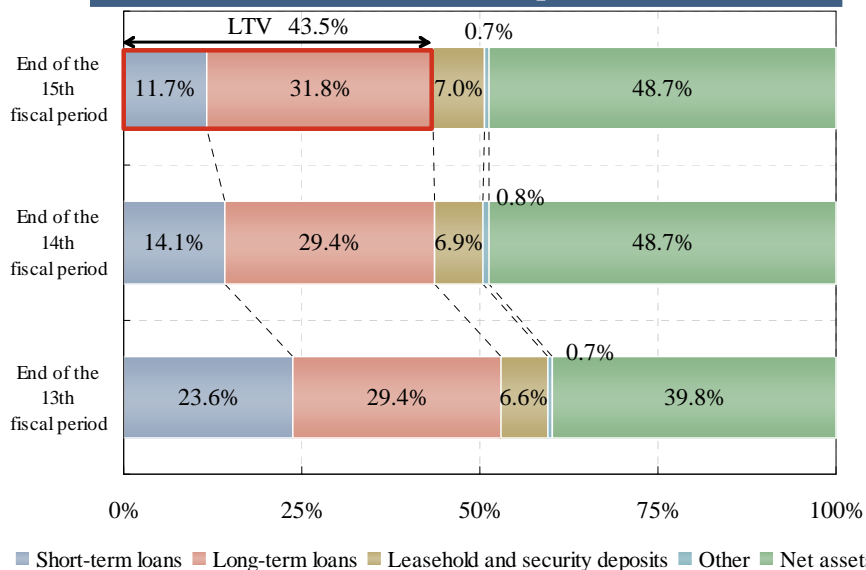


Topical Overview of the 15th Fiscal Period 1: Interest-Bearing Liabilities

Interest-bearing liabilities

		As of the end of the 15th fiscal period
Total interest-bearing liabilities (Million yen)		90,925
LTV (Loan To Value ratio)		43.5%
Long-term interest-bearing liabilities ratio (including loans expected to be repaid within one year)		73.1%
Fixed interest-bearing liabilities ratio		73.1%
Average interest for borrowings during fiscal period	Combined	1.37%
	Short-term loans	1.11%
	Long-term loans	1.49%

The ratios of loans and other assets to total assets at the end of the period



		Outstanding balance as of September 30, 2009 (Million yen)	The 15th fiscal period Average interest rate for borrowings	Repayment date	Repayment method
Short-term loans	Mizuho Corporate Bank, Ltd.	6,000	1.22%	February 26, 2010 August 31, 2010	Bullet repayment on maturity Unsecured/Non-guaranteed
	The Sumitomo Trust & Banking Corporation	1,000	1.22%		
	Sumitomo Mitsui Banking Corporation	1,000	1.22%		
	Mizuho Corporate Bank, Ltd.	5,000	1.35%		
	Mitsubishi UFJ Trust and Banking Corporation	3,500	1.35%		
	The Sumitomo Trust & Banking Corporation	2,500	1.35%		
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	2,000	1.35%		
	Sumitomo Mitsui Banking Corporation	1,000	1.35%		
	Mizuho Corporate Bank, Ltd.	500	1.14%		
	The Sumitomo Trust & Banking Corporation	500	1.14%		
	Mitsubishi UFJ Trust and Banking Corporation	500	1.14%		
	Sumitomo Mitsui Banking Corporation	500	1.14%		
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	500	1.14%		
	Subtotal		24,500		
Long-term loans	Sumitomo Mitsui Banking Corporation	5,000	1.15%	February 26, 2010 August 31, 2010 February 28, 2011 August 31, 2011 February 29, 2012 August 31, 2012 August 30, 2013 February 28, 2014 February 27, 2015	Bullet repayment on maturity Unsecured/Non-guaranteed
	Nippon Life Insurance Company	3,000	1.09%		
	Mitsubishi UFJ Trust and Banking Corporation	3,000	1.39%		
	The Sumitomo Trust & Banking Corporation	2,500	1.37%		
	The Dai-ichi Mutual Life Insurance Company	2,000	1.09%		
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	4,000	1.46%		
	Shinsei Bank, Limited	3,000	1.59%		
	Development Bank of Japan Inc.	2,500	1.65%		
	Development Bank of Japan Inc.	2,000	1.46%		
	Shinsei Bank, Limited	2,000	1.55%		
	Nippon Life Insurance Company	1,000	1.46%		
	The Hachijuni Bank, Ltd.	1,000	1.55%		
	The Sumitomo Trust & Banking Corporation	5,000	1.58%		
	Mitsubishi UFJ Trust and Banking Corporation	3,000	1.58%		
	Development Bank of Japan Inc.	1,000	1.68%		
	Development Bank of Japan Inc.	4,000	1.44%		
	The Sumitomo Trust & Banking Corporation	3,000	1.62%		
Development Bank of Japan Inc.	2,000	1.74%			
Mizuho Corporate Bank, Ltd.	4,000	1.67%			
Mitsubishi UFJ Trust and Banking Corporation	3,000	1.67%			
Development Bank of Japan Inc.	2,925	1.81%			
Development Bank of Japan Inc.	2,000	1.83%			
The Dai-ichi Mutual Life Insurance Company	2,500	1.92%			
Development Bank of Japan Inc.	3,000	1.96%			
Subtotal		66,425			
Total		90,925			

(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

Topical Overview of the 15th Fiscal Period 2: Shareholders

Top 10 shareholders

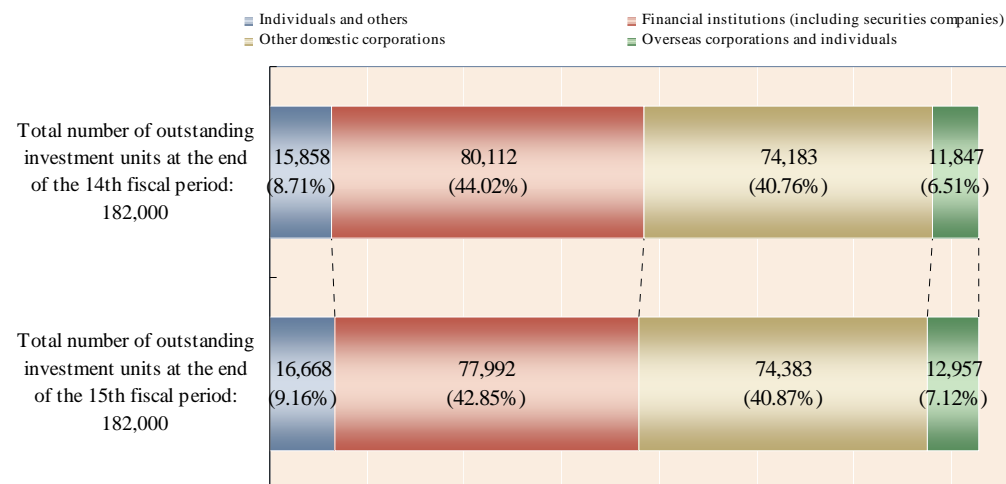
14th fiscal period

Shareholders	Number of shares held	Percent of total
Mori Trust Co, Ltd.	70,000	38.46%
NikkoCiti Trust and Banking Corporation (investment trust)	16,055	8.82%
Japan Trustee Services Bank, Ltd. (trust account)	11,175	6.14%
Trust & Custody Services Bank, Ltd. (securities investment trust account)	10,689	5.87%
The Master Trust Bank of Japan, Ltd. (trust account)	7,450	4.09%
The Nomura Trust and Banking Co., Ltd. (investment trust)	4,005	2.20%
North Pacific Bank, LTD.	3,831	2.10%
Kansai Urban Banking Corporation	2,500	1.37%
AIG Edison Life Insurance Company GA NON DIMA	2,397	1.32%
The Bank of Ikeda, Ltd.	2,200	1.21%
Total	130,302	71.59%

15th fiscal period

Shareholders	Number of shares held	Percent of total
Mori Trust Co, Ltd.	70,000	38.46%
NikkoCiti Trust and Banking Corporation (investment trust)	14,666	8.06%
Japan Trustee Services Bank, Ltd. (trust account)	12,423	6.83%
Trust & Custody Services Bank, Ltd. (securities investment trust account)	9,819	5.40%
The Master Trust Bank of Japan, Ltd. (trust account)	7,536	4.14%
The Nomura Trust and Banking Co., Ltd. (investment trust)	4,254	2.34%
North Pacific Bank, LTD.	3,831	2.10%
Kansai Urban Banking Corporation	2,500	1.37%
AIG Edison Life Insurance Company GA NON DIMA	2,397	1.32%
The Bank of Ikeda, Ltd.	2,200	1.21%
Total	129,626	71.22%

Composition of shareholders



Topical Overview of the 15th Fiscal Period 3: Indicators

Summary of the
15th Fiscal Period Settlement

		Unit	11th fiscal period	12th fiscal period	13th fiscal period	14th fiscal period	15th fiscal period
Total assets	①	Million yen	167,639	167,186	209,400	208,922	208,884
Interest-bearing liabilities	②	Million yen	71,000	71,000	111,000	91,000	90,925
Total net assets	③	Million yen	83,082	82,817	83,260	101,779	101,726
Profits from real estate rental business	④	Million yen	3,793	3,532	4,067	4,842	5,099
Gain on sale of real estate	⑤	Million yen	-	-	-	-	-
Depreciation and amortization	⑥	Million yen	748	758	800	872	863
NOI	⑦=④+⑥	Million yen	4,542	4,290	4,868	5,714	5,962
Capital improvements	⑧	Million yen	87	528	59	232	84
Net cash flows	⑨=⑦-⑧	Million yen	4,454	3,761	4,808	5,482	5,878
Income before income taxes	⑩	Million yen	3,083	2,818	3,261	3,832	4,127
Net income	⑪	Million yen	3,082	2,817	3,260	4,179	4,126
FFO	⑫=⑪+⑥-⑤	Million yen	3,831	3,575	4,061	5,051	4,990
Total distribution	⑬	Million yen	3,082	2,817	3,260	4,179	4,126
Shares issued and outstanding	⑭	Shares	160,000	160,000	160,000	182,000	182,000
Total net assets per share	⑮=③/⑭	Yen	519,264	517,608	520,377	559,226	558,936
Dividend per share	⑯=⑬/⑭	Yen	19,264	17,608	20,377	22,962	22,672
FFO per share	⑰=⑫/⑭	Yen	23,944	22,347	25,381	27,754	27,418
ROA (annualized)	⑱=⑩/①/6×12		3.7%	3.4%	3.1%	3.7%	4.0%
ROE (annualized)	⑲=⑪/③/6×12		7.4%	6.8%	7.8%	8.2%	8.1%
LTV ratio	⑳=②/①		42.4%	42.5%	53.0%	43.6%	43.5%

Renovation of Ginza MTR Building

Response after departure of sublessee

- Termination of sublease agreement and master lease agreement (lessee: Mori Trust Co., Ltd.) on November 23, 2009 arising from the complete departure of Nissan Motor Co., Ltd. (sublessee)
- Completion of renovations ahead of schedule vis-à-vis the early commencement of renovations (planned completion: March 31, 2010 to mid-February 2010)
- Commencement of the lease ahead of schedule (scheduled date of reckoning of rent: April 1, 2010 to mid-February 2010)

Overview of renovations

- Convert the building which was designed to be an owner-occupied building to a multi-tenant building
- Implement features to add value and to increase competitiveness

Overview of added-value features:

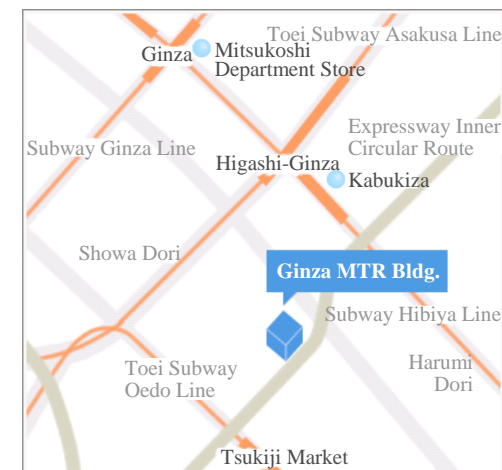
- Renovation and repair of rentable areas (installation of individual air-conditioning systems, raised floors, increase in OA power supply capacity [50VA/m² to 60VA/m²], etc.)
- Face-lifting of common areas (elevator halls, restrooms, kitchens, etc.)



Face-lifting of
 elevator hall
 (floors 5 through 10)



Face-lifting of
 restroom
 (floors 5 through 10)



Forecasts for the 16th and 17th Fiscal Periods

Forecast for the 16th fiscal period

- Forecast dividend for the 16th fiscal period: 19,000 yen per share

Major negative factors:

- A non income producing period of the Ginza MTR Building due to renovations
- Loss of settlement money for prior years associated with rent increases
- An increase in interest expense

Major positive factors:

- A decline in the depreciation of properties owned

	Forecast for the 16th fiscal period	15th fiscal period Actual	Difference	
			Amount	Comparison with the fiscal period under review
Operating revenues (a)	6,710	7,105	-394	-5.6%
Property-related revenues (b)	6,710	7,105	-394	-5.6%
Rental revenues	6,446	6,774	-328	
Other rental revenues	264	330	-66	
Operating expenses (c)	2,567	2,362	204	8.7%
Property-related expenses (d)	2,197	2,006	190	9.5%
Rental expenses	2,197	2,006	190	
Property and other taxes	591	592	-1	
Overhead expenses	791	549	241	
Depreciation and amortization (e)	814	863	-49	
Service, general and administrative expenses	370	356	13	3.8%
Profits and losses from real estate rental business (f)=(b)-(d)	4,513	5,099	-585	-11.5%
Earnings before depreciation and amortization (e)+(f)	5,327	5,962	-635	-10.6%
Operating income (a)-(c)	4,143	4,742	-599	-12.6%
Non-operating revenues	4	5	0	-15.6%
Non-operating expenses	689	620	68	11.0%
Income before income taxes	3,458	4,127	-668	-16.2%
Pretax net income for the fiscal period under review	3,458	4,127	-668	-16.2%
Net income	3,457	4,126	-668	-16.2%

	The 15th fiscal period Actual	The 16th fiscal period Forecast	The 17th fiscal period Forecast
	(Apr. 1, 2009 - Sep. 30, 2009)	(Oct. 1, 2009 - Mar. 31, 2010)	(Apr. 1, 2010 - Sep. 30, 2010)
Operating revenues (Million yen)	7,105	6,710	6,908
Operating income (Million yen)	4,742	4,143	4,397
Income before income taxes (Million yen)	4,127	3,458	3,640
Net income (Million yen)	4,126	3,457	3,639
Dividend per share (Yen)	22,672	19,000	20,000
Number of shares issued	182,000	182,000	182,000

Assumptions

- Assets under management are 13 properties owned as of September 30, 2009.
- Number of issued investment units is 182,000 as of September 30, 2009.
- Operating revenues will temporarily decline as a non income producing period (late November 2009 through the middle of February 2010) will occur in association with the large renovations taking place at the Ginza MTR Bldg.

The business forecasts for the 16th and 17th fiscal periods are calculated by using the assumptions described above. Actual operating revenues, operating income, income before income taxes, net income, cash dividends per share, etc., may differ materially from forecasts due to changes in the operating environment. Accordingly, MTR does not guarantee the accuracy of forecast amounts.



Part 2
Status of Operations and Operating Strategies

Status of Operations 1: Portfolio Summary

Use	Name	Location	Construction completion	Acquisition date	Acquisition Price (Million yen)	15th fiscal period Book value at the end of fiscal period (Million yen)	15th fiscal period End-of-period calculation (Million yen)	Floor Area (m ²)	PML (Note 4)	NOI yield (Note 5)
Office Buildings	Ginza MTR Bldg.	Chuo Ward, Tokyo	March 1982	March 31, 2003	16,000	15,763	16,000	38,901.73 (Note 1)	8.1%	5.9%
	Mita MT Bldg.	Minato Ward, Tokyo	September 1974 (Renovated in 1997)	December 1, 2003	16,000	16,088	20,600	21,043.02	10.5%	9.4%
	Marubeni Osaka Headquarters Bldg.	Chuo Ward, Osaka	March 1984	September 30, 2002	12,500	12,262	13,500	41,574.47	3.4%	8.1%
	Shin-Yokohama TECH Bldg.	Kohoku Ward, Yokohama City	February 1986	November 14, 2003	6,900	6,802	7,300	25,187.22	8.7%	8.5%
	Osaki MT Bldg.	Shinagawa Ward, Tokyo	July 1994 (Renovated in 2008)	(1) March 31, 2005 (2) October 28, 2005 (Additional acquisition)	13,526	13,447	17,700	26,980.68 (Note 2)	11.5%	7.2%
	Akasaka-mitsuke MT Bldg.	Minato Ward, Tokyo	February 1975 (Renovated in 2005)	May 29, 2006	27,000	26,751	24,300	17,171.15	12.7%	4.7%
	ON Bldg.	Shinagawa Ward, Tokyo	November 1990	August 29, 2008	39,900	40,625	36,100	32,812.27	8.0%	4.3%
Retail Facilities	Ito-Yokado Shonandai	Fujisawa City, Kanagawa Prefecture	November 2002	March 28, 2003	11,600	11,072	12,500	53,393.66	14.0%	6.0%
	Frespo Inage	Inage Ward, Chiba City	—	March 28, 2002	4,200	4,386	5,010	(79,113.42) (Note 3)	-	10.4%
	Ito-Yokado Shin-Urayasu	Urayasu City, Chiba Prefecture	September 2000	July 30, 2004	12,150	11,956	11,800	57,621.38	18.9%	5.3%
	Shinbashi Ekimae MTR Bldg.	Minato Ward, Tokyo	April 1999	April 25, 2007	18,000	17,987	18,000	7,820.45	12.2%	5.3%
Residential	Park Lane Plaza	Shibuya Ward, Tokyo	June 1988	December 24, 2004	3,200	3,348	3,190	5,246.78	14.9%	5.2%
Hotel	Hotel Okura Kobe	Chuo Ward, Kobe City	March 1989	September 20, 2006	19,000	18,060	16,900	72,246.86	17.8%	5.2%
Total	—	—	—	—	199,976	198,554	202,900	-	4.5%	5.9%

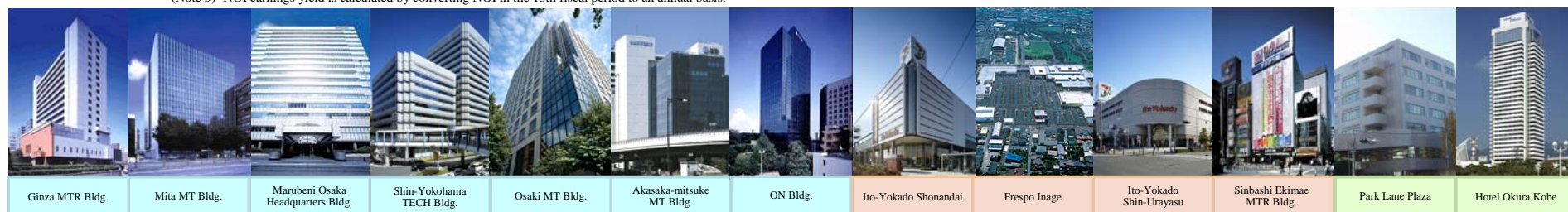
(Note 1) MTR has acquired part ownership of the Ginza MTR Building. The floor area owned by MTR totals 23,614.49m².

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

(Note 4) 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 5) NOI earnings yield is calculated by converting NOI in the 15th fiscal period to an annual basis.



Ginza MTR Bldg.

Mita MT Bldg.

Marubeni Osaka
Headquarters Bldg.Shin-Yokohama
TECH Bldg.

Osaki MT Bldg.

Akasaka-mitsuke
MT Bldg.

ON Bldg.

Ito-Yokado Shonandai

Frespo Inage

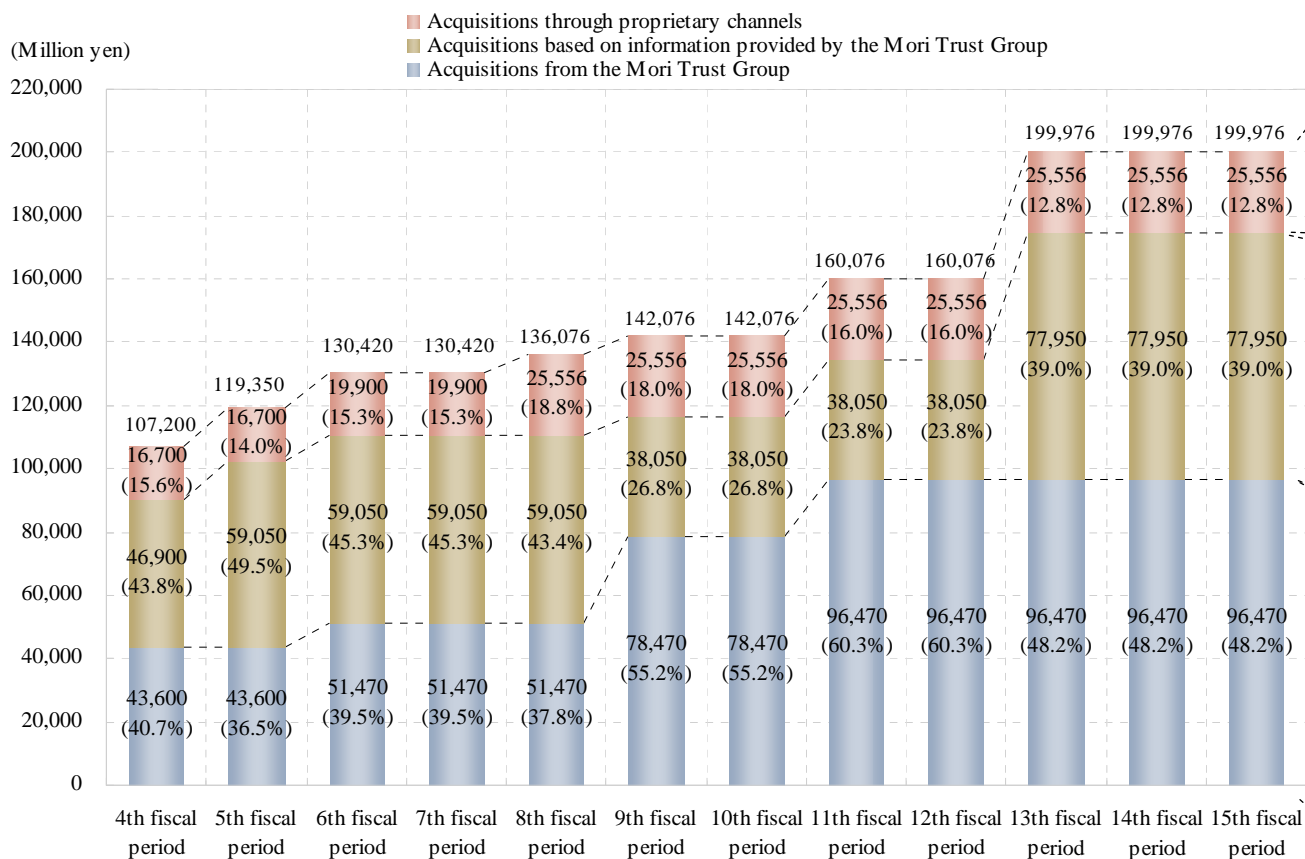
Ito-Yokado
Shin-UrayasuShinbashi Ekimae
MTR Bldg.

Park Lane Plaza

Hotel Okura Kobe

Status of Operations 2: Acquisitions

Total acquisitions by source



* Figures are based on the acquisition price of real estate assets for each fiscal period.

Property acquisitions

Acquisitions through Proprietary Channels

- Marubeni Osaka Headquarters Bldg.
- Frespo Inage
- Park Lane Plaza
- Osaki MT Bldg. (additional acquisition)

Acquisitions Based on Information Provided by the Mori Trust Group

- Ito-Yokado Shin-Urayasu
- Shin-Yokohama TECH Bldg.
- Hotel Okura Kobe
- ON Bldg.

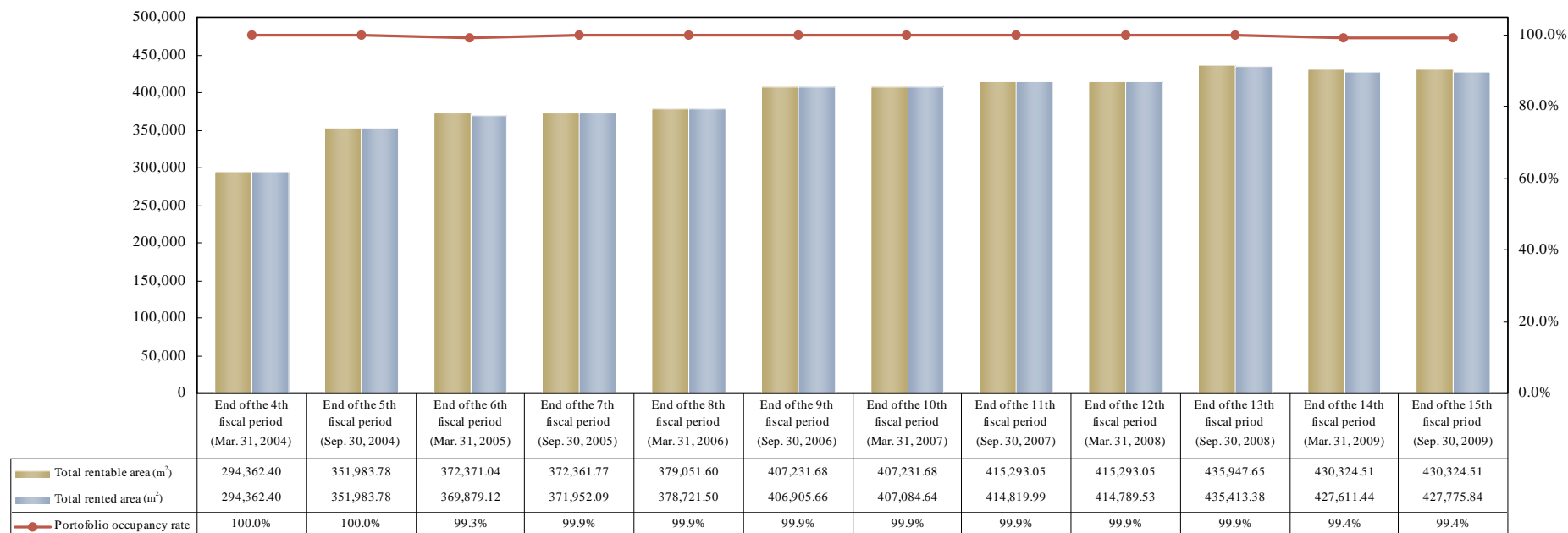
Acquisitions from the Mori Trust Group

- Ginza MTR Bldg.
- Mita MT Bldg.
- Osaki MT Bldg.
- Ito-Yokado Shonandai
- Akasaka-mitsuke MT Bldg.
- Shinbashi Ekimae MTR Bldg.

: Acquisitions through sale-and-lease-back

Status of Operations 3: Occupancy Rate

Status of Operations and Operating Strategies



Office Buildings	Ginza MTR Bldg.	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Mita MT Bldg.	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%	
	Shin-Yokohama TECH Bldg.	100%	100%	91%	100%	100%	100%	100%	100%	100%	100%	90.7%	90.7%
	Osaki MT Bldg.	-	-	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	Akasaka-mitsuke MT Bldg.	-	-	-	-	-	100%	100%	100%	100%	100%	100%	100%
	ON Bldg.	-	-	-	-	-	-	-	-	-	100%	100%	100%
Hitachi Headquarters Bldg. (Sold)	100%	100%	100%	100%	100%	-	-	-	-	-	-	-	
Retail Facilities	Ito-Yokado Shonandai	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Frespo Inage	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%	
	Shinbashi Ekimae MTR Bldg.	-	-	-	-	-	-	-	100%	100%	100%	100%	
Residential	Park Lane Plaza	-	-	82.7%	90.8%	92.6%	92.7%	96.7%	89.4%	88.7%	88.0%	77.5%	81.2%
Hotel	Hotel Okura Kobe	-	-	-	-	-	100%	100%	100%	100%	100%	100%	

Status of Operations 4: Overview of Lease Contracts

(As of September 30, 2009)

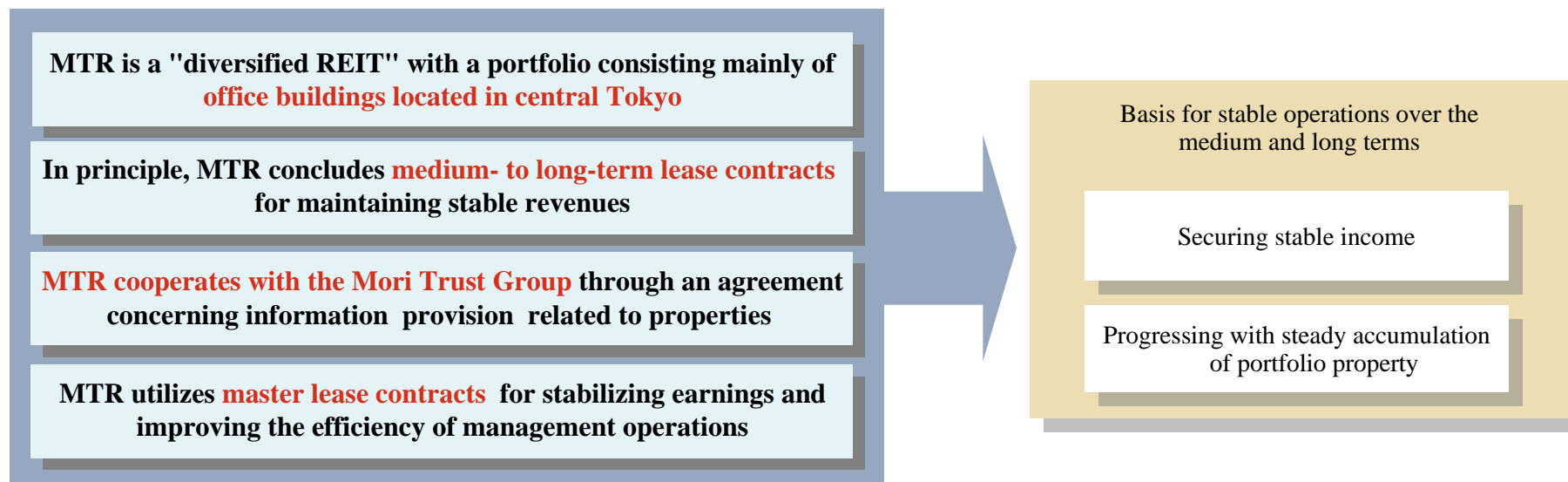
Use	Name	Tenant/Masterlessee		Type of lease contract		Lease contract expiry	Sublessee
		Master lessee	Total				
Office Buildings	Ginza MTR Bldg.	Mori Trust Co., Ltd.	1	Master lease	Fixed-term building lease	November 23, 2009	Nissan Motor Co., Ltd.
	Mita MT Bldg.	Hitachi Electronics Services Co., Ltd. & others	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. and others	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, 2010	—
	Akasaka-mitsuke MT Bldg.	Suntory Limited	1	Direct lease	Fixed-term building lease	September 30, 2015	—
	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 1)	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	— (Note 2)
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 1) 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).

(Note 2) The sublease agreement between Kimuraya Select, the lessee, and Yamada Denki, the parent company of the lessee, expired on May 31, 2009.

Operating Strategies 1: Basic Strategies and Features of Investment and Operations

Features of investment and operations



Principles of operations

Profitability	<ul style="list-style-type: none"> ■ Achieve stable earnings per share (EPS) over the medium and long terms ■ Selectively acquire high-quality properties that contribute to stable profitability
Stability	<ul style="list-style-type: none"> ■ Pursue financial stability by maintaining a suitable LTV ratio and utilizing diverse procurement methods ■ In principle, secure medium- to long-term lease contracts to ensure stable profitability ■ Utilize master lease contracts and realize efficient management operations
Growth potential	<ul style="list-style-type: none"> ■ Ensure opportunities for acquisitions through information with the Mori Trust Group for access to properties ■ Enhance property acquisition capabilities by controlling LTV

Operate with a view toward "profitability," "stability," and "growth potential"

Operating Strategies 2: Portfolio Allocation

Working toward realizing the target portfolio

	Central Tokyo (Note 1)		Other areas (Note 2)		Total	
	Target	Actual ratio*	Target	Actual ratio*	Target	Actual ratio*
Office buildings	60~70%	56%	10~20%	10%	70~90%	66%
Retail facilities	0~10%	11%	10~20%	23%	10~30%	34%
Other (Note 3)						
Total	60~80%	67%	20~40%	33%	100%	

* The actual ratio is based on the acquisition of the portfolio as of September 30, 2009.

(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.

Property type and area strategies

	Central Tokyo (Note 1)	Other areas (Note 2)
Office buildings	<p>Portfolio consisting mainly of investments in large office buildings located in central Tokyo</p> <ul style="list-style-type: none"> ■ Ginza MTR Bldg. ■ Mita MT Bldg. ■ Osaki MT Bldg. ■ Akasaka-mitsuke MT Bldg. ■ ON Bldg. 	<p>Continued study of potential of regional diversification for reducing portfolio risk</p> <ul style="list-style-type: none"> ■ Marubeni Osaka Headquarters Bldg. ■ Shin-Yokohama TECH Bldg.
Retail facilities	<p>Investment in urban retail facilities offering stable income and located in areas surrounding major rail terminals and popular areas with a high concentration of retail and commercial stores</p> <ul style="list-style-type: none"> ■ Shinbashi Ekimae MTR Bldg. 	<p>Active investment in properties exhibiting a competitive advantage and stable earnings potential in the major trading areas of Japan's principal cities</p> <ul style="list-style-type: none"> ■ Ito-Yokado Shonandai ■ Ito-Yokado Shin-Urayasu ■ Frespo Inage
Other (Note 3)	<p>Investment in luxury residential properties located in the three "A" districts of Tokyo: Azabu, Aoyama, and Akasaka Consideration toward investment in hotels with high brand recognition, offering long-term management contracts with leading hotel management companies and the potential for stable income</p> <ul style="list-style-type: none"> ■ Park Lane Plaza ■ Hotel Okura Kobe 	

Operating Strategies 3: Real Estate Market Environment and Operating Strategies

Real estate market environment

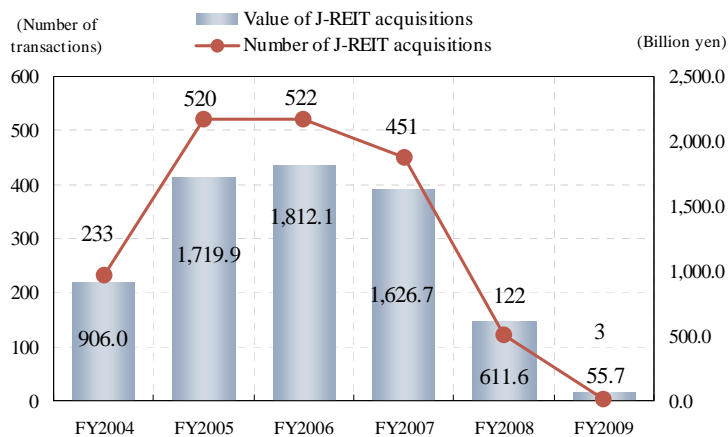
- Real estate prices, which have been falling from last year, are stabilizing. However, the volume of transactions of large properties is not sufficient enough to formulate a cohesive pricing structure, and the market remains uncertain.
- Despite expectations that a large number of properties may come onto the market for the purpose of raising cash, the volume of transactions is extremely small. It is difficult therefore to gauge real estate prices and to determine when prices are going to bottom.
- Rises in the vacancy rate of Class S buildings in prime locations show some signs of reversing because of revisions of rents for securing tenants. However, overall demand for office space remains weak, and there are concerns over migration of tenants from Class B and Class C buildings and the how impact that those migrations will affect the market.



Operating strategies

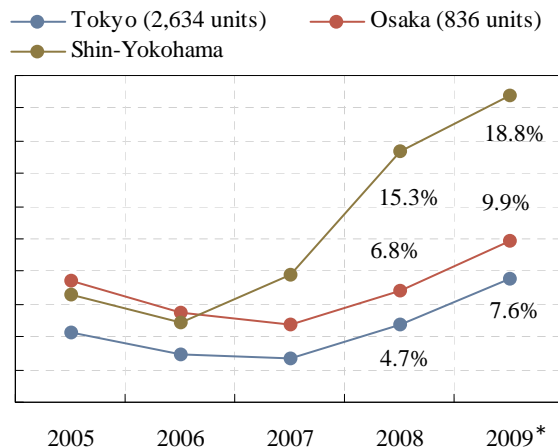
- Prepare for opportunities to acquire quality properties by improving the ability to collect information of property sales, while closely monitoring developments in the financial and real estate investment markets.
- Put the best leasing strategy in place and secure tenants in Ginza, Yokohama and PLP taking into account of the condition of the markets in which each property is located and the characteristics of the properties themselves.
- Operate properties to maintain high occupancy rates and to achieve stable revenues, by making efforts to satisfy tenant requirements

Amount and number of REIT property acquisition



Source: Prepared by the Company based on published data

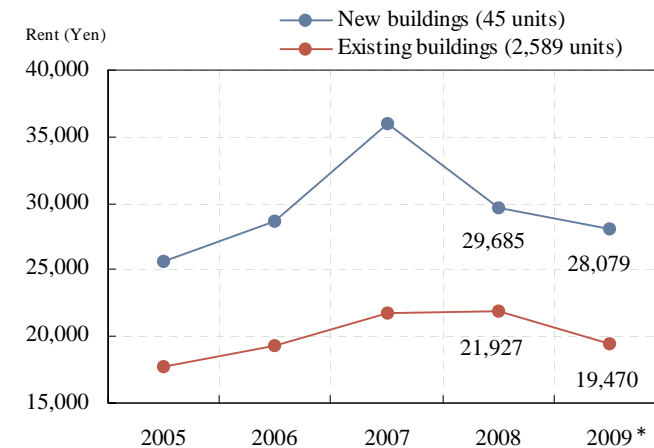
Vacancy rates for office buildings in Tokyo, Osaka and Shin-Yokohama (year-end)



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

* As of September 30, 2009

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



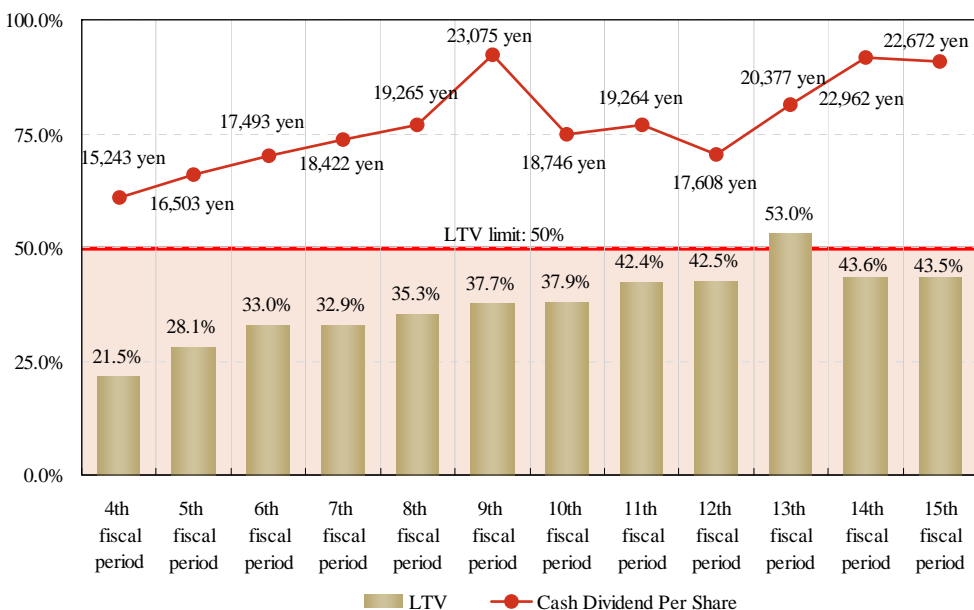
Source: Prepared by the Company based on published data of Miki Shoji Co., Ltd.

Operating Strategies 4: Financial Strategies

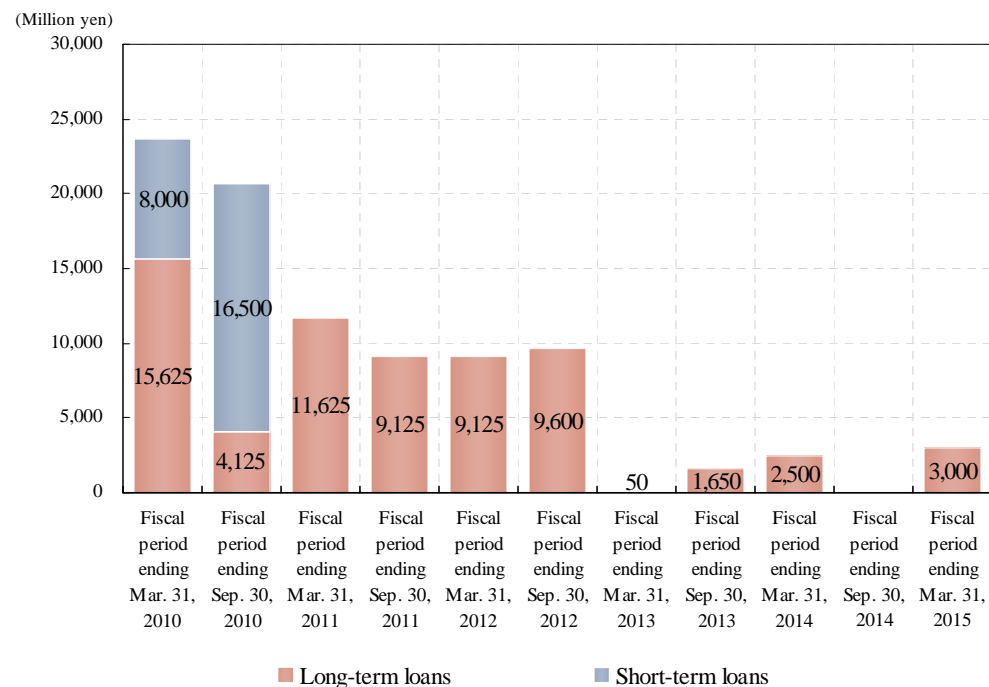
Focus on maintaining financial stability

- Conservative LTV is the basis, and the 50% upper limit of LTV is the benchmark
- Diversify repayment maturities
- Secure a means to flexibly procure funds: Establish a credit line of up to 10 billion yen
- 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

LTV and cash dividends



Loan repayment schedule diversification

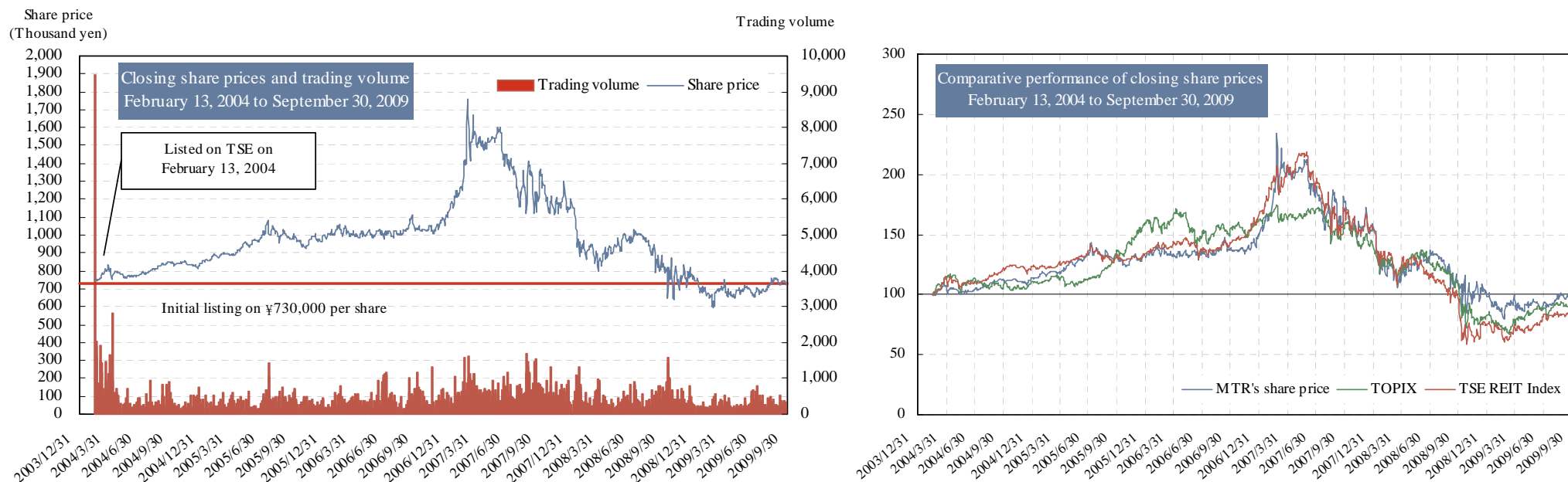




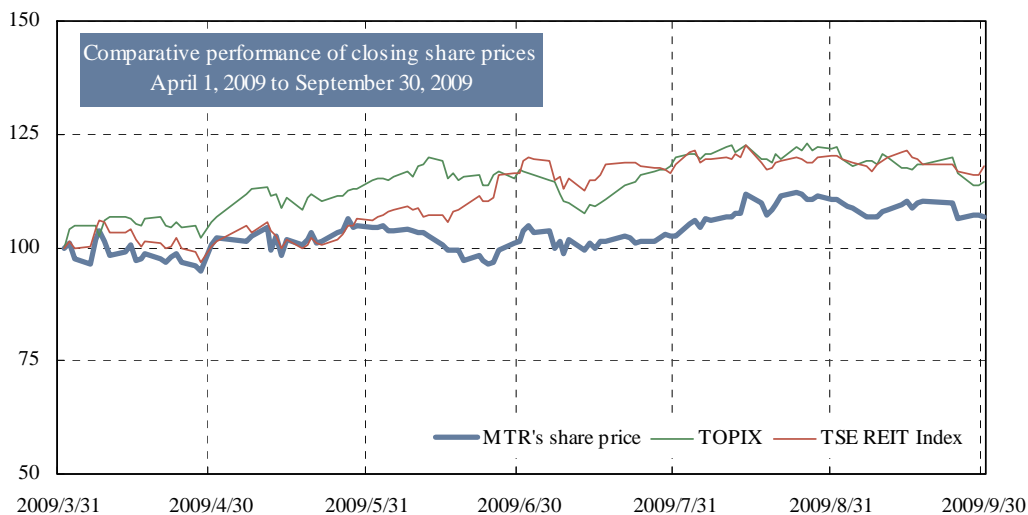
Part 3
Reference

Trends in Share Prices

Reference



* A base of 100 is used to compare MTR's share price at IPO with the TSE REIT Index and TOPIX.



* Against the investment unit price, TSE REIT Index, and TOPIX price of April 1, 2009 as the base figure of 100.

Balance Sheets

Reference

BALANCE SHEETS (As of September 30, 2009 and March 31, 2009)

(Thousand yen)

	September 30, 2009	March 31, 2009
Assets		
Current Assets:		
Cash and cash equivalents	10,201,157	9,549,977
Rental and other receivables	69,461	65,141
Other current assets	49,253	32,614
Total current assets	10,319,871	9,647,732
Property and Equipment, at Cost:		
Buildings and structures including trust accounts	42,235,579	42,167,676
Machinery and equipment including trust accounts	138,643	138,643
Tools, furniture and fixtures including trust accounts	50,444	33,650
Land including trust accounts	164,019,716	163,951,360
Less: accumulated depreciation	(7,890,240)	(7,026,401)
Net property and equipment	198,554,142	199,264,928
Investments and Other Assets:		
Deposits	10,000	10,000
Other	276	276
Total investments and other assets	10,276	10,276
Total Assets	208,884,289	208,922,936
Liabilities		
Current Liabilities:		
Accounts payable	104,107	156,429
Short-term loans	24,500,000	29,500,000
Long-term loans due within one year	19,750,000	22,650,000
Distributions payable	9,660	8,792
Consumption taxes payable	115,648	266,560
Rents received in advance	1,103,511	1,083,414
Accrued expenses and other current liabilities	200,184	213,410
Total current liabilities	45,783,110	53,878,605
Long-Term Liabilities:		
Long-term loans	46,675,000	38,850,000
Leasehold and security deposits including trust accounts	14,699,806	14,415,137
Total long-term liabilities	61,374,806	53,265,137
Total Liabilities	107,157,916	107,143,742
Net Assets:		
Shareholders' equity:		
Shares authorized: 2,000,000 shares		
Shares issued and outstanding: 182,000 shares	97,600,000	97,600,000
Retained earnings	4,126,373	4,179,194
Total Net Assets	101,726,373	101,779,194
Total Liabilities and Net Assets	208,884,289	208,922,936

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, 2009 and March 31, 2009

(Thousand yen)

	April 1, 2009 to September 30, 2009	October 1, 2008 to March 31, 2009
Operating Revenues:		
Rental revenues	7,105,333	6,895,691
Operating Expenses:		
Property-related expenses	2,006,239	2,052,791
Asset management fees	219,672	231,384
Custodian and administrative service fees	59,516	60,539
Other operating expenses	77,209	69,938
Operating Income	4,742,697	4,481,039
Non-Operating Revenues:		
Interest income	4,436	9,329
Other non-operating revenues	893	4,330
Non-Operating Expenses:		
Interest expense	620,795	619,060
Investment share issuance expenses	-	42,831
Extraordinary Income:		
Compensation for transfer of head office	-	347,417
Income before Income Taxes	4,127,231	4,180,224
Income Taxes:		
Current	965	1,057
Deferred	4	(4)
Net Income	4,126,262	4,179,171
Retained Earnings at the Beginning of Period	111	23
Retained Earnings at the End of Period	4,126,373	4,179,194

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, 2009 and March 31, 2009

(Thousand yen)

	April 1, 2009 to September 30, 2009	October 1, 2008 to March 31, 2009
Cash Flows from Operating Activities:		
Income before income taxes	4,127,231	4,180,224
Depreciation and amortization	863,840	872,097
Investment share issuance expenses	-	42,831
Interest income	(4,436)	(9,329)
Interest expense	620,796	619,059
Changes in assets and liabilities:		
Rental and other receivables	(4,320)	(16,409)
Consumption tax refundable	-	211,601
Accounts payable and accrued expenses	(52,630)	70,366
Consumption taxes payable	(150,912)	266,560
Rents received in advance	20,096	62,843
Other	(30,418)	5,386
Subtotal	5,389,247	6,305,229
Interest received	4,757	8,546
Interest paid	(621,174)	(641,999)
Income taxes paid	(359)	(160)
Net cash provided by operating activities	4,772,471	5,671,616
Cash Flows from Investing Activities:		
Purchases of property and equipment including trust accounts	(152,745)	(277,558)
Repayment of leasehold and security deposits	(17,742)	(1,104,375)
Proceeds from leasehold and security deposits including trust accounts	302,411	1,780,979
Net cash provided by investing activities	131,924	399,046
Cash Flows from Financing Activities:		
Net increase in short-term loans	(5,000,000)	(20,000,000)
Proceeds from long-term loans	12,000,000	3,000,000
Payment of long-term loans	(7,075,000)	(3,000,000)
Proceeds from issuance of investment shares	-	17,557,168
Distributions paid to shareholders	(4,178,216)	(3,260,666)
Net cash provided by financing activities	(4,253,216)	(5,703,498)
Net Change in Cash and Cash Equivalents	651,179	367,164
Cash and Cash Equivalents at the Beginning of Period	9,549,978	9,182,813
Cash and Cash Equivalents at the End of Period	10,201,157	9,549,977

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.		
	15th	14th	Difference	15th	14th	Difference	15th	14th	Difference	15th	14th	Difference	15th	14th	Difference	15th	14th	Difference	15th	14th	Difference
Rental revenues	7,105,332	6,895,691	209,641	518,653	518,653	-	923,785	762,776	161,009	600,177	600,177	-	475,942	483,289	-7,347	527,659	531,734	-4,075	753,417	751,840	1,576
Rent	6,258,356	6,113,018	145,338	518,653	518,653	-	758,745	673,589	85,155	600,177	600,177	-	302,568	302,568	-	527,659	531,734	-4,075	708,166	708,166	-
Common charges	279,794	279,794	-	-	-	-	-	-	-	-	-	-	97,251	97,251	-	-	-	-	-	-	-
Land leasing revenues	236,406	236,406	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other rental revenues	330,776	266,472	64,303	-	-	-	165,040	89,186	75,854	-	-	-	76,122	83,469	-7,347	-	-	-	45,250	43,674	1,576
Property-related expenses	2,006,239	2,052,791	-46,552	73,251	149,085	-75,834	216,079	168,208	47,870	138,095	134,965	3,129	217,693	238,666	-20,973	135,337	145,832	-10,494	173,095	196,293	-23,197
Property and other taxes	592,523	520,347	72,175	42,525	43,250	-724	42,685	40,926	1,759	90,446	87,252	3,194	33,798	33,146	652	38,097	37,363	733	41,415	39,150	2,265
Property taxes	591,375	520,347	71,027	42,525	43,250	-724	42,685	40,926	1,759	90,446	87,252	3,194	33,798	33,146	652	38,097	37,363	733	41,415	39,150	2,265
Other taxes	1,147	-	1,147	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Overhead expenses	549,876	660,345	-110,469	1,694	76,803	-75,109	123,487	78,464	45,023	2,670	2,743	-72	147,049	168,470	-21,421	3,585	14,867	-11,281	72,400	81,746	-9,345
Property management fees	238,108	296,455	-58,346	-	75,061	-75,061	54,870	37,516	17,353	-	-	-	69,811	70,868	-1,057	-	-	-	39,014	38,667	347
Utilities	211,930	210,664	1,266	-	-	-	60,145	38,878	21,267	-	-	-	68,654	75,728	-7,074	-	-	-	29,196	30,525	-1,329
Casualty insurance	28,591	28,722	-131	1,694	1,742	-48	1,064	1,091	-27	2,670	2,743	-72	1,308	1,345	-36	1,071	1,035	35	846	869	-23
Trust fees	7,625	7,625	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other expenses	63,620	116,878	-53,257	-	-	-	7,407	978	6,428	-	-	-	7,274	20,528	-13,253	2,514	13,832	-11,317	3,344	11,684	-8,340
Depreciation and amortization	863,839	872,097	-8,258	29,031	29,031	-	49,906	48,818	1,087	44,978	44,970	7	36,845	37,050	-204	93,654	93,600	53	59,279	75,396	-16,117
Profits and losses from real estate business	5,099,093	4,842,900	256,193	445,402	369,567	75,834	707,706	594,567	113,138	462,082	465,212	-3,129	258,248	244,622	13,626	392,321	385,902	6,418	580,321	555,547	24,774
Earnings before depreciation and amortization (NOI)	5,962,932	5,714,997	247,935	474,433	398,599	75,834	757,612	643,386	114,226	507,060	510,182	-3,121	295,094	281,673	13,421	485,976	479,503	6,472	639,601	630,944	8,657

	ON Bldg.			Ito-Yokado Shonandai			Frespo Inage			Ito-Yokado Shin-Urayasu			Shinbashi Ekimae MTR Bldg.			Park Lane Plaza			Hotel Okura Kobe		
	15th	14th	Difference	15th	14th	Difference	15th	14th	Difference	15th	14th	Difference	15th	14th	Difference	15th	14th	Difference	15th	14th	Difference
Rental revenues	(Note)-	(Note)-	-	395,045	395,045	-	236,406	236,406	-	378,165	378,165	-	511,000	420,000	91,000	109,899	113,299	-3,400	632,118	655,854	-23,736
Rent	-	-	-	395,000	395,000	-	-	-	-	378,165	378,165	-	511,000	420,000	91,000	98,637	101,643	-3,005	632,118	655,854	-23,736
Common charges	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,043	9,043	-	-	-	-
Land leasing revenues	-	-	-	-	-	-	236,406	236,406	-	-	-	-	-	-	-	-	-	-	-	-	-
Other rental revenues	-	-	-	45	45	-	-	-	-	-	-	-	-	-	-	2,217	2,612	-394	-	-	-
Property-related expenses	(Note)-	(Note)-	-	129,989	132,401	-2,411	18,226	18,225	0	129,934	129,406	527	73,382	71,764	1,618	42,812	61,657	-18,845	354,750	354,875	-124
Property and other taxes	-	-	-	43,114	43,934	-819	15,726	15,725	0	47,443	45,752	1,690	30,505	28,898	1,607	6,673	6,440	233	100,293	98,510	1,782
Property taxes	-	-	-	43,114	43,934	-819	15,726	15,725	0	47,443	45,752	1,690	30,505	28,898	1,607	6,673	6,440	233	100,293	98,510	1,782
Other taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Overhead expenses	-	-	-	4,800	6,500	-1,700	2,500	2,500	-	8,970	10,248	-1,278	1,536	1,525	10	19,499	37,053	-17,553	33,007	40,728	-7,721
Property management fees	-	-	-	1,800	1,800	-	-	-	-	1,800	1,800	-	1,200	1,200	-	9,901	9,829	71	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,302	3,454	-152	-	-	-
Casualty insurance	-	-	-	1,562	1,600	-37	-	-	-	2,973	2,997	-23	318	325	-6	253	260	-7	12,839	12,769	69
Trust fees	-	-	-	-	-	-	2,500	2,500	-	-	-	-	-	-	-	-	-	-	4,125	4,125	-
Other expenses	-	-	-	1,437	3,100	-1,662	-	-	-	4,196	5,450	-1,254	17	-	17	6,042	23,508	-17,465	16,043	23,834	-7,791
Depreciation and amortization	-	-	-	82,074	81,966	108	-	-	-	73,521	73,406	114	41,341	41,341	-	16,639	18,164	-1,524	221,450	215,636	5,813
Profits and losses from real estate business	739,472	797,040	-57,567	265,055	262,644	2,411	218,179	218,180	-0	248,230	248,758	-527	437,617	348,235	89,381	67,086	51,642	15,444	277,367	300,978	-23,611
Earnings before depreciation and amortization (NOI)	854,588	909,754	-55,166	347,130	344,610	2,520	218,179	218,180	-0	321,752	322,164	-412	478,958	389,576	89,381	83,726	69,806	13,919	498,817	516,615	-17,797

(Note) For reasons outside the control of the Company, real estate leasing revenues and expenses for the ON Building are not disclosed.

Appraisal Values of Portfolio Properties at the Fiscal Period-End

Reference

Use	Property name	14th fiscal period End-of-period appraisal value (Million yen)	15th 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.	18,500	16,000	-2,500	5.0%	—	4.8%	5.2%	Nippon Tochi-Tatemono Co., Ltd.
	Mita MT Bldg.	21,300	20,600	-700	5.6%	—	5.4%	5.8%	Nippon Tochi-Tatemono Co., Ltd.
	Marubeni Osaka Headquarters Bldg.	14,600	13,500	-1,100	7.3%	+0.4%	5.5%	5.9%	Japan Real Estate Institute
	Shin-Yokohama TECH Bldg.	9,130	7,300	-1,830	6.1%	—	5.9%	6.4%	Nippon Tochi-Tatemono Co., Ltd.
	Osaki MT Bldg.	19,400	17,700	-1,700	5.1%	—	4.8%	5.2%	Nippon Tochi-Tatemono Co., Ltd.
	Akasaka-mitsuke MT Bldg.	26,600	24,300	-2,300	4.7%	—	4.4%	4.8%	Nippon Tochi-Tatemono Co., Ltd.
	ON Bldg.	37,000	36,100	-900	4.6%	+0.1%	4.3%	4.8%	Japan Real Estate Institute
Retail facilities	Ito-Yokado Shonandai	13,000	12,500	-500	5.6%	+0.2%	5.3%	5.8%	Japan Real Estate Institute
	Frespo Inage	5,230	5,010	-220	9.0%	+0.4%	8.4%	— (Note)	Japan Real Estate Institute
	Ito-Yokado Shin-Urayasu	12,400	11,800	-600	5.3%	+0.2%	5.1%	5.6%	Nippon Tochi-Tatemono Co., Ltd.
	Shinbashi Ekimae MTR Bldg.	17,100	18,000	900	4.8%	+0.2%	4.6%	5.0%	Nippon Tochi-Tatemono Co., Ltd.
Residential	Park Lane Plaza	3,530	3,190	-340	5.4%	—	5.2%	5.7%	Nippon Tochi-Tatemono Co., Ltd.
Hotel	Hotel Okura Kobe	17,500	16,900	-600	5.5%	+0.2%	5.3%	5.6%	Rich Appraisal Institute K.K.
Total end-of-period appraisal value (1)		215,290	202,900	-12,390	-	-	-	-	
Total end-of-period book value (2)		199,264	198,554	-710					
Difference (1)-(2)		16,025	4,345	-11,679					

(Note) The terminal cap rate for Frespo Inage has not been established.

Asset Management Company Remuneration Methods

Reference

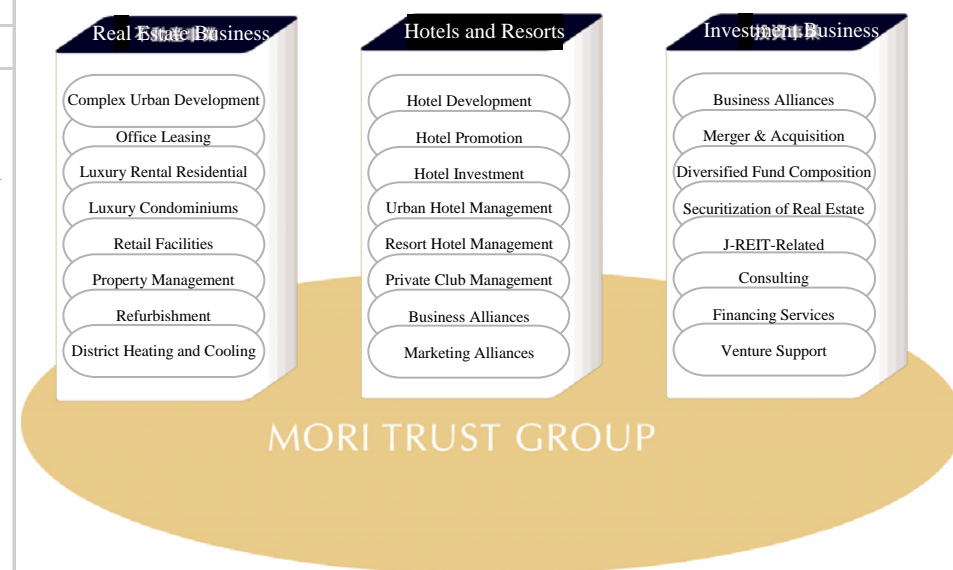
	Agreement with MTR	Calculation rate for remuneration as of the end of the 15th fiscal period	Calculation method
Remuneration Method 1	For each operation period, the average amount of the total appraisal value of assets at the end of the settlement period under review and the total appraisal value of 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)	Distributable income x 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	Transfer amount x 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 Profile & Overview of Business Activities

Name	MORI TRUST Co., Ltd.
Consolidated Results	Net sales: ¥226.8 billion Income before income taxes: ¥72.7 billion (Fiscal period ended March 31, 2009)
Leased Facilities	Rental properties: 62 Hotel and resort facilities: 29 (as of September 2009)
Rented Area	Approx. 2,010,000m ² (Rental properties: approx. 1,250,000m ² , Hotel rooms: approx. 7,100) (as of September 2009)
Principal Properties Owned	<ul style="list-style-type: none"> ●Redevelopment Business (multipurpose buildings) Marunouchi Trust City (Marunouchi Trust Tower Main Tower, North, offices, Shangri-La Hotel Tokyo, shopping area, others) Sendai Trust City (Sendai Trust Tower <offices, Westin Hotel Sendai, shopping area> Scheduled completion in April 2010, The Residence Ichiban-cho <residence> Scheduled completion in June 2010) Tokyo Shiodome Building (offices, Conrad Tokyo, shopping area: Peda Shiodome, others) Shiroyama Garden (Shiroyama Trust Tower, Shiroyama Trust Court, embassy, others) Gotenyama Garden (Gotenyama Trust Tower, Gotenyama Trust Court, Hotel Laforet Tokyo, 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 (Karuzawa City) Conrad Tokyo (Tokyo Shiodome Bldg.) Yokohama Grand Intercontinental Hotel Shangri-La Hotel Tokyo (Marunouchi Trust Tower Main (Lease contract)) Westin Hotel Sendai (Sendai Trust Tower, scheduled opening in August 2010) Rihga Royal Hotel Group (capital tie-up partners) (9 group hotels, 1 associate hotel)



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/>



MORI TRUST REIT MORI TRUST Sogo Reit, Inc.

Share Price Site Map Japanese

Text Size S M L

"Growth Potential" "Profitability" "Stability"
 The Power of MORI TRUST Sogo Reit, Inc.

8961

Akasaka-mitsuke MT Building

Overview Press Release Fund Information Portfolio

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.