



Press Release

Tokyo, November 18, 2004

MORI TRUST Sogo Reit, Inc.
Masaki Murata
Executive Director
(TSE code 8961)

Contact: MORI TRUST Asset Management Co., Ltd.
Masashi Kotake
Director
Phone: +81-3-5511-2461

MTR Announces Financial Results for its 5th Fiscal Period

Tokyo, November 18, 2004 – Mori Trust Sogo Reit, Inc. (MTR) has announced financial results for its 5th fiscal period (from April 1, 2004 to September 30, 2004). For the period, MTR recorded operating revenues of 4,136 million yen and income before income taxes of 2,641 million yen. Net income was 2,640 million yen. As a result, distribution per share was 16,503 yen (shares issued and outstanding: 160,000 shares).

At the end of the 5th period, total assets were 127,959 million yen while total shareholders' equity was 82,640 million yen. Net assets per share were 516,503 yen.

As of the end of the period, MTR had eight properties with a total book value of 122,715 million yen. All real estate owned by MTR has a 100% occupancy rate.

Highlights of the period

In July 2004, MTR acquired the Ito-Yokado Shin-Urayasu. At the time of acquisition the property had a 100% occupancy rate.

Ito-Yokado Shin-Urayasu

Location: Urayasu, Chiba Prefecture; Acquisition price: 12,150 million yen; Type of asset: Real estate; Ownership: (land) title, (building) title; Total rentable area: 57,621.38 sq. m



Portfolio profile

As of the end of the 5th period, MTR owned eight properties with total rentable area of 351,983.78 sq. m, occupied by eleven tenants. The occupancy rate for all properties at the end of the period was 100%.

Financing

In July 2004, upon acquisition of Ito-Yokado Shin-Urayasu, MTR obtained unsecured, short-term loan of 11,000 million yen at low-interest rate.

As a result, total loans outstanding as of the end of the 5th period were 36,000 million yen (including 14,000 million yen in long-term loans). The loan to value ratio at the end of the 5th period was 28.1%.

Forecasts

Based on the assumptions and information available at the end of the 5th period, MTR's projection of operating results for the next period (6th period: October 1, 2004 - March 31, 2005) are as follows.

Operating revenues	4,408 million yen
Ordinary income	2,721 million yen
Net income	2,720 million yen
Distribution per share	17,000 yen



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 5th fiscal period from April 1, 2004 to September 30, 2004 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 it intended to constitute a disclosure document. The Japanese language Kessan-Tanshin and the Financial Statements and the Performance Information Report for the aforementioned should always be referred to as originals of this document.

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

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

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

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

MTR does not intend and is under no obligation to update any particular forward-looking statement included in this document. The forward-looking statements contained in this press release speak only as of the date of release, November 18, 2004, and MTR does not undertake to update those forward-looking statements to reflect events or circumstances occurring after the date of this release.



MORI TRUST Sogo Reit, Inc.
BALANCE SHEETS

	End of 4th Period (as of March 31, 2004)	End of 5th Period (as of September 30, 2004)
	(thousands of yen)	
Assets		
Current Assets:		
Cash and cash equivalents	5,153,366	5,125,180
Rental and other receivables	20,016	40,937
Consumption tax refundable	221,695	917
Other current assets	27,942	39,624
Total current assets	5,423,019	5,206,658
Property and equipment, at cost:		
Land	90,921,294	100,233,115
Buildings and structures	20,607,949	23,925,355
Machinery and equipment	32,959	35,815
Less: accumulated depreciation	(955,086)	(1,478,798)
Net property and equipment	110,607,116	122,715,487
Investments and other assets:		
Deposits	10,000	10,000
Organization costs	34,222	27,378
Total Assets	116,074,357	127,959,523
Liabilities		
Current Liabilities:		
Accounts payable and accrued expenses	178,430	120,593
Short-term loans	11,000,000	22,000,000
Distribution payable	-	8,643
Rents received in advance	669,502	646,591
Other current liabilities	3,769	2,073
Total current liabilities	11,851,701	22,777,900
Long-Term Liabilities:		
Long-term loans	14,000,000	14,000,000
Leasehold and security deposits	7,783,693	8,541,124
Total long-term liabilities	21,783,693	22,541,124
Total Liabilities	33,635,394	45,319,024
Shareholders' Equity		
Shareholders' capital	80,000,000	80,000,000
Shares Authorized: 2,000,000 shares		
Shares Issued and Outstanding: 160,000 shares		
Retained earnings	2,438,963	2,640,499
Total Shareholders' Equity	82,438,963	82,640,499
Total Liabilities and Shareholders' Equity	116,074,357	127,959,523



MORI TRUST Sogo Reit, Inc.
STATEMENTS OF INCOME AND RETAINED EARNINGS

	4th Period (October 1, 2003 to March 31, 2004)	5th Period (April 1, 2004 to September 30, 2004)
	(thousands of yen)	
Operating Revenues:		
Rental revenues	3,675,442	4,136,471
Operating Expenses:		
Property-related expenses	659,483	1,133,335
Asset management fees	109,361	125,541
Custodian and general administration fees	72,053	68,023
Other operating expenses	36,726	54,635
Operating Income	2,797,819	2,754,937
Non-Operating Revenues:		
Interest income	526	24
Other non-operating revenues	-	1,830
Non-Operating Expenses:		
Interest expense	129,357	108,576
Amortization of organization costs	6,844	6,844
Initial public offering related costs	222,538	-
Other non-operating expenses	41	-
Income before Income Taxes	2,439,565	2,641,371
Income Taxes:		
Current	605	974
Deferred	-	(18)
Net Income	2,438,960	2,640,415
Retained Earnings at the beginning of Period	3	84
Retained Earnings at the end of Period	2,438,963	2,640,499



MORI TRUST Sogo Reit, Inc.
STATEMENTS OF CASH FLOWS (Unaudited)

	4th Period (October 1, 2003 to March 31, 2004)	5th Period (April 1, 2004 to September 30, 2004)
	(thousands of yen)	
Cash Flows from Operating Activities:		
Income before income taxes	2,439,565	2,641,371
Depreciation and amortization	446,043	523,712
Amortization of organization costs	6,844	6,844
Interest income	(526)	(24)
Interest expense	129,357	107,824
Rental and other receivables	33,931	(21,026)
Consumption tax refundable	(221,695)	220,778
Prepaid expenses and other assets	(1,455)	(11,664)
Accounts payable and accrued expenses	82,251	(80,905)
Accrued consumption taxes	(168,120)	-
Rents received in advance	146,200	(22,910)
Other liabilities	3,719	(1,696)
Subtotal	2,896,114	3,362,304
Interest received	526	24
Interest paid	(128,033)	(86,624)
Income taxes paid	(707,770)	(504)
Net cash provided by operating activities	2,060,837	3,275,200
Cash Flows from Investing Activities:		
Purchases of property and equipment	(23,984,083)	(12,630,579)
Proceeds from leasehold and security deposits	1,656,526	757,430
Net cash used in investing activities	(22,327,557)	(11,873,149)
Cash Flows from Financing Activities:		
Net (decrease) increase in short-term loans	(48,010,000)	11,000,000
Proceeds from long-term loans	14,000,000	-
Distributions paid to shareholders	(850,080)	(2,430,237)
Net cash provided by (used in) financing activities	(34,860,080)	8,569,763
Net Change in Cash and Cash Equivalents	(55,126,800)	(28,186)
Cash and Cash Equivalents at the beginning of Period	60,280,166	5,153,366
Cash and Cash Equivalents at the end of Period	5,153,366	5,125,180



Portfolio Overview

(as of September 30, 2004)

Property Name	Location	Appraisal Value (millions of yen)	Rent Area (sq. m)	Rentable Area (sq. m)	Occupancy Rate	Number of Tenants	Rental Revenues in 5th Fiscal Period (thousands of yen)	% of Total
Hitachi Headquarters Building	Chiyoda-ku, Tokyo	40,280	57,254.61	57,254.61	100.0%	1	1,316,052	31.8%
Nissan Motors New Headquarters Building	Chuo-ku, Tokyo	15,890	23,614.49	23,614.49	100.0%	1	450,472	10.9%
Mita MT Building	Minato-ku, Tokyo	16,000	21,043.02	21,043.02	100.0%	1	503,278	12.2%
Marubeni Osaka Headquarters Building	Osaka, Osaka	12,600	41,574.47	41,574.47	100.0%	1	600,177	14.5%
Shin-Yokohama TECH Building	Yokohama, Kanagawa	6,770	18,368.73	18,368.73	100.0%	4	502,013	12.1%
Ito-Yokado Shonandai	Fujisawa, Kanagawa	11,800	53,393.66	53,393.66	100.0%	1	395,068	9.6%
Cresse Inage	Chiba, Chiba	5,000	79,113.42	79,113.42	100.0%	1	239,286	5.8%
Ito-Yokado Shin-Urayasu	Urayasu, Chiba	12,500	57,621.38	57,621.38	100.0%	1	130,121	3.1%
Total		120,840	351,983.78	351,983.78	100.0%	11	4,136,470	100.0%