

## Press Release

Issuer of Real Estate Investment Trust Securities

MORI TRUST Sogo Reit, Inc.

4-3-1 Toranomom, 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:

Michio Yamamoto

Director and General Manager, Planning and Financial Department

Phone: +81-3-6435-7011

## Conclusion of Lease Agreement for Property

**Tokyo, March 28, 2016** – Mori Trust Asset Management Co., Ltd. , the asset management company which manages assets on behalf of Mori Trust Sogo Reit, Inc. (MTR), has announced that it has decided to conclude a fixed-term building lease agreement (hereinafter “the Agreement”) with Mori Trust Co., Ltd. (hereinafter “the Lessee”) for the Osaki MT Building (hereinafter “the Property”). Details are as follows:

### 1. Agreement Summary

The fixed-term building lease agreement that MTR has concluded with the Lessee will expire on March 31, 2016. MTR has therefore decided to conclude the Agreement with the Lessee.

Under the existing master lease agreement, MTR leased the entire Property to the Lessee, which has sublet the Property to sublessees. The Agreement is also a master lease agreement.

#### Agreement Overview

Type of contract	Fixed-term building lease agreement
Duration of lease	From April 1, 2016 to March 31, 2019
Monthly rent	Linked to rent of sublease agreements (Note 1)
Deposit	Linked to deposit of sublease agreements (Note 1)
Rent area	24,495.21m <sup>2</sup> (Note 2)

(Note 1) Sublease agreements are lease agreements between the Lessee and sublessees.

(Note 2) The area that is obtained by multiplying the total rentable area of the building (26,980.68 m<sup>2</sup>) by the co-ownership interest of MORI TRUST Sogo Reit, Inc. (90.7880%) is stated.

#### Disclaimer:

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. Outlook

The conclusion of the Agreement does not affect MTR's projections of operating results for the period ending March 31, 2016 and the period ending September 30, 2016.

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