

November 30, 2011

Press Release

Issuer of Real Estate Investment Trust Securities

MORI TRUST Sogo Reit, Inc.

2-11-7 Akasaka, Minato-ku, Tokyo

Representative:

Satoshi Horino

Executive Director

(TSE code 8961)

Asset Management Company:

MORI TRUST Asset Management Co., Ltd.

Representative:

Satoshi Horino

President and Representative Director

Contact:

Michio Yamamoto

Director and General Manager, Planning and Financial Department

Phone: +81-3-3568-8311

Notice of Tenant's Removal

Tokyo, November 30, 2011 - MORI TRUST Sogo Reit, Inc. (MTR) has announced it received today the notice of cancellation from a major tenant. Details are as follows:

1. Outline of Tenant's Removal

(1) Name of tenant	: (Note 1)
(2) Property Name	: Mita MT Building (hereinafter "the Property")
(3) Leased area	: 15,204.74 m ²
(4) Percentage of total rentable area in the Property	: 98.6% (Note 2)
(5) Percentage of total rentable area in MTR's portfolio	: 3.0% (Note 3)
(6) Scheduled date of cancellation	: November 30, 2012

(Note 1) The tenant has not agreed to disclose the tenant's name.

(Note 2) Total rentable area of the Property (as of September 30, 2011) : 15,419.88 m²

(Note 3) Total rentable area of MTR (as of September 30, 2011) : 502,850.23 m²

2. Performance projection after tenant's removal

Since the scheduled date of the cancellation by the tenant will be November 30, 2012, the cancellation will not impact MTR's operation for the fiscal period ending March 31, 2012 and the fiscal period ending September 30, 2012.

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