

Press Release

Issuer of Real Estate Investment Trust Securities

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Notice of Revisions to Dividend Forecasts

Tokyo, September 20, 2012 – Mori Trust Sogo Reit, Inc. (MTR) revised the dividend forecasts per share for the fiscal period ended September 30, 2012 (21st fiscal period, from April 1, 2012 to September 30, 2012) and the fiscal period ended March 31, 2013 (22nd fiscal period, from October 1, 2012 to March 31, 2013), announced in the brief financial results for the fiscal period ended March 31, 2012 (REIT) dated May 15, 2012, as follows:

1. Revisions to Dividend Forecasts

	Fiscal period ended September 30, 2012 (21st fiscal period)		Fiscal period ended March 31, 2013 (22nd fiscal period)	
	Dividend per investment unit (excluding excess-profits dividend)	Excess-profits dividend per investment unit	Dividend per investment unit (excluding excess-profits dividend)	Excess-profits dividend per investment unit
Previous forecasts (A)	18,800 yen	—	17,500 yen	—
Revised forecasts (B)	19,400 yen	—	18,400 yen	—
Net change (B-A)	600 yen	—	900 yen	—
Percentage change	3.2%	—	5.1%	—

(Note) The percentage change is rounded off to the first decimal point.

Note: This document is a press release announcing revisions to MTR's forecasts for distribution amounts. As such, this document is not intended to solicit investments. Investors are urged to make their own decisions when investing.

2. Reasons for Revisions

Regarding the distribution forecast for the fiscal period ended March 31, 2013 (22nd fiscal period, from October 1, 2012 to March 31, 2013), the forecast for the amount of distributions per share for the fiscal period ended March 31, 2013, is revised as stated in the table above, because the forecast distributions per share are expected to differ by not less than 5% as a result of the acquisition of the Tenjin Prime, the prospect of a gain on the donation of noncurrent assets for the Marubeni Osaka Headquarters Building, and a review of revenues and expenses, etc. for the real estate leasing business of other properties held. It should be noted that the distributions per share stated in the table above are forecast assuming that none of the retained earnings shall be used, although the forecasts announced in the brief financial results dated May 15, 2012, are based on the assumption that part of the retained earnings shall be used. In addition, a revision has also been made to the forecast for the percentage change for the fiscal period ended September 30, 2012 (21st fiscal period, from April 1, 2012 to September 30, 2012), notwithstanding the forecast for a percentage change of less than 5%.

Various factors could cause the actual amount of distributions to differ from the forecast distributions described above. MTR does not guarantee the distribution amounts stated above, and the Company may further revise its forecast if the forecast figures are expected to materially differ from this figures.