

August 29, 2011

Press Release

Issuer of Real Estate Investment Trust Securities

MORI TRUST Sogo Reit, Inc.

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Notice of Interest Rates

Tokyo, August 29, 2011 – MORI TRUST Sogo Reit, Inc. (MTR) announces that the floating interest rates for loans that it has taken out have been determined, and MTR changed method of description in interest rate from this time. Details are as follows:

[Short-term loans]

(Million yen)

Lender	Loan Amount	Drawdown Date and Repayment Date	Interest Rate (Note)
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	5,500	February 28, 2011 February 29, 2012	Basic interest rate(JPY TIBOR for 1 month in JBA) + 0.50%
Mizuho Corporate Bank, Ltd.	3,000	February 28, 2011 February 29, 2012	Basic interest rate(JPY TIBOR for 1 month in JBA) + 0.45%
The Sumitomo Trust & Banking Co., Ltd.	500	February 28, 2011 February 29, 2012	Basic interest rate(JPY TIBOR for 1 month in JBA) + 0.45%
Mizuho Corporate Bank, Ltd	3,500	April 13, 2011 April 13, 2012	Basic interest rate(JPY TIBOR for 1 month in JBA) + 0.45%
Resona Bank, Limited.	500	May 31, 2011 May 31, 2012	Basic interest rate(JPY TIBOR for 1 month in JBA) + 0.40%

Note: Basic interest rate to be applied from now on will be Japanese Yen TIBOR for one month which JBA releases two business days prior to the last day of each month(if such date is not a business day, the previous day will be the date.). (As of August 29, 2011, Japanese Yen TIBOR for one month is 0.18%)

With regard to Japanese Yen TIBOR of JBA, please refer to the website of JBA.

<http://www.zenginkyo.or.jp/en/tibor/> In the event that an interest rate other than Japanese Yen TIBOR for one month is applied, MTR will make a separate announcement.

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