

Press Release

Issuer of Real Estate Investment Trust Securities

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Notice Concerning the Decision of Prices etc. with Respect to Issuance of New Investment Units and Second Offering of Investment Units

Tokyo, May 24, 2010 — MORI TRUST Sogo Reit, Inc. (MTR) announces the decision by resolution at the Board of Management held today concerning the issue price and the offer price, etc., with respect to the issuance of new investment units through public offering and second offering of investment units, which were resolved at the meeting of the Board of Management held on May 13, 2010. The details of this decision are as follows:

1. Issuance of New Investment Units through Public Offering

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| (1) Number of new investment units to be offered: | 60,000 units
(including 36,000 new investment units offered in Japan and 24,000 new investment units offered overseas (units sold to foreign investors in overseas markets mainly in Europe and Asia (excluding the U.S. and Canada))) |
| (2) Issue price (offering price): | 670,800 yen per unit |
| (3) Aggregate amount of issue price (offering price): | 40,248,000,000yen |
| (4) Amount of payment (issue value): | 650,160 yen per unit |

Note: This document is a press release for the announcement of MTR's issuance of new investment units through public offering and second offering of investment units. As such, the document is not intended to solicit investment. When investing, we urge investors to undertake any investment decision with own judgment and responsibility after having read carefully the new investment unit issuance and secondary offering prospectus, or any corrections (if any) thereof, prepared by MTR. This document does not constitute a solicitation to sell any securities in the United States. Securities may not be offered or sold within the United States absent registration or exclusion from application of registration requirements of the U.S. Securities Act of 1933. The securities described herein are not sold in the United States. 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.

- (5) Aggregate amount of payment (issue value): 39,009,600,000yen
 (6) Application period: From Tuesday, May 25, 2010 to Wednesday, May 26, 2010
 (7) Closing date: Monday, May 31, 2010
 (Note) The underwriters underwrite and purchase at the amount of payment (issue value) and conduct the public offering at the stated issue price (offering price).

2. Second Offering of Investment Units (Second Offering by Overallotment)

- (1) Offerer and number of investment units to be offered: Mizuho Securities Co., Ltd.: 5,000 units
 (2) Offer price: 670,800yen per unit
 (3) Aggregate amount of offer price: 3,354,000,000yen
 (4) Application period: From Tuesday, May 25, 2010 to Wednesday, May 26, 2010
 (5) Delivery date: Tuesday, June 1, 2010

<Reference>

1. Calculation of issue price and offer price:

- (1) Calculation date and price: Monday, May 24, 2010: 688,000yen
 (2) Discount rate: 2.50%

2. Syndicate cover transaction period: From Thursday, May 27, 2010 to Friday, June 25, 2010

3. Use of the procured funds:

The procured funds shall be allocated to repay 40.0 billion yen, which is due in June 2010, of the borrowings for the acquisition of Tokyo Shiodome Building during the 17th period.

(Note) A summary of the acquisition of Tokyo Shiodome Building and borrowings therefor is available in the press release “Acquisition of Asset (Contract to Be Concluded) — Tokyo Shiodome Building” and “Notice of New Loans and Establishment of Commitment Line of Credit” released on April 8, 2010.

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