

Press Release

Issuer of Real Estate Investment Trust Securities

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Notice Concerning Issuance of Investment Corporation Bonds

Tokyo, February 8, 2013 – Mori Trust Sogo Reit, Inc. (MTR) announced today its decision to issue a total of 6 billion yen in investment corporation bonds.

1. Outline of the investment corporation bonds

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| (1) Name of bonds: | MORI TRUST Sogo Reit, Inc. Third Series Unsecured Investment Corporation Bonds (Ranking Pari Passu among the specified Investment Corporation Bonds) |
| (2) Issue amount: | 6 billion yen |
| (3) Bond certificate: | The Bonds Transfer Act is applicable to the bonds, thus investment corporation bond certificates will not be issued. |
| (4) Issuance price: | 100 yen per 100 yen face value |
| (5) Redemption price: | 100 yen per 100 face value |
| (6) Interest rate: | 0.45% per annum |
| (7) Amount per offering: | 100 million yen |
| (8) Offering method: | Public placement |
| (9) Date of offering: | February 8, 2013 |
| (10) Date of payment: | February 27, 2013 |
| (11) Collateral: | There is no secured mortgage or guarantee on the bonds. There are no assets reserved as security for the bonds. |
| (12) Redemption method and date: | The total amount to be redeemed on February 26, 2016
The corporation bonds may be repurchased and cancelled at any time after the date of payment unless otherwise specified by the transfer agent. |
| (13) Interest payment date: | February 27 and August 27 of each year |
| (14) Covenants: | Negative pledge |
| (15) Ratings: | AA (Japan Credit Rating Agency, Ltd.) |

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- (16) Fiscal agent /Issuing and payment agent: Mitsubishi UFJ Trust and Banking Corporation
- (17) Underwriters: SMBC Nikko Securities Inc.
Mitsubishi UFJ Morgan Stanley Securities Co., Ltd.
Nomura Securities Co., Ltd.

2. Reason for bond issuance

To secure funds needed for the repayment of existing loans coming due on February 28, 2013.

3. Amount, timing, and use of the bond sale proceeds

(1) Net amount of proceeds: approximately 5,970 million yen

(2) Timing of use:

The proceeds from the bond issuance will be used as a source of funds for the repayment of existing loans coming due on February 28, 2013.

4. Interest-bearing liabilities balance after the bond issuance

(Million yen)

	Before	After	Increase/Decrease
Short-term loans	31,000	31,000	—
Long-term loans	106,325	106,325	—
Investment Corporation Bonds	10,000	16,000	+6,000
Total	147,325	153,325	+6,000

5. Others

The risks relating to the issuance of the subject corporate bonds will not alter MTR's "Investment Risks" as detailed in the MTR Securities Report dated December 21, 2012.

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