

Press Release

Issuer of Real Estate Investment Trust Securities

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Notice of Interest Rates

Tokyo, January 27, 2011 – MORI TRUST Sogo Reit, Inc. (MTR) announces that the floating interest rates for loans that it has taken out have been determined. Details are as follows:

[Short-term loans]

Lender	Loan Amount (Million yen)	Drawdown Date	Interest Rate	Period of Rate
Mizuho Corporate Bank, Ltd.	3,000	February 26, 2010	0.98000%	From February 1, 2011 to February 28, 2011
The Sumitomo Trust & Banking Co., Ltd.	1,000	February 26, 2010	0.98000%	From February 1, 2011 to February 28, 2011
Mizuho Corporate Bank, Ltd	4,000	August 31, 2010	0.88000%	From February 1, 2011 to February 28, 2011
Mitsubishi UFJ Trust and Banking Corporation	3,500	August 31, 2010	0.88000%	From February 1, 2011 to February 28, 2011
The Sumitomo Trust & Banking Co., Ltd.	2,500	August 31, 2010	0.88000%	From February 1, 2011 to February 28, 2011

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