

For Translation Purposes Only

Real Estate Investment Fund Issuer:  
Mori Hills REIT Investment Corporation  
(Securities Code: 3234)  
6-10-1 Roppongi, Minato-ku, Tokyo  
Toichiro Suzuki, Executive Director

Asset Manager:  
Mori Building Investment Management Co., Ltd.  
6-10-1 Roppongi, Minato-ku, Tokyo  
Hiroshi Mori, President  
Inquiries: Takahiro Shimizu  
General Manager, Financial Department  
TEL: +81-3-6406-9300

MHR Announces Interest Rates for Borrowings

Today, Mori Hills REIT Investment Corporation (hereinafter “MHR”) determined the interest rates for the borrowings announced on November 30, 2006, November 28, 2007, and March 26, 2008, applicable for the following period:

1. Short term borrowing (1 year term)

Lenders: Bank of Tokyo-Mitsubishi UFJ, Ltd., Mizuho Corporate Bank, Ltd., Mitsubishi UFJ Trust and Banking Corporation, The Sumitomo Trust & Banking Co., Ltd., Shinsei Bank, Ltd., and Sumitomo Mitsui Banking Corporation.

Drawdown date	Amount	Repayment date (Note 1)	Applicable Period of Interest	Interest rate (per annum)
November 30, 2007	10 billion yen	November 30, 2008	From May 31, 2008 to August 29, 2008	1.04333%

2. Long term borrowing (2 year term)

Lenders: Mizuho Corporate Bank, Ltd., Bank of Tokyo-Mitsubishi UFJ, Ltd., Mitsubishi UFJ Trust and Banking Corporation, The Sumitomo Trust & Banking Co., Ltd., and Shinsei Bank, Ltd.

Drawdown date	Amount	Repayment date (Note 1)	Applicable Period of Interest	Interest rate (per annum)
December 4, 2006	15 billion yen	November 30, 2008	From May 31, 2008 to August 29, 2008	1.09333% (Note 2)

3. Long term borrowing (3 year term)

Lenders: Mizuho Corporate Bank, Ltd., Bank of Tokyo-Mitsubishi UFJ, Ltd., Mitsubishi UFJ Trust and Banking Corporation, Sumitomo Mitsui Banking Corporation, The Sumitomo Trust & Banking Co., Ltd., Shinsei Bank, Ltd., and The Norinchukin Bank

Drawdown date	Amount	Repayment date (Note 1)	Applicable Period of Interest	Interest rate (per annum)
December 4, 2006	25 billion yen	November 30, 2009	From May 31, 2008 to August 29, 2008	1.14333% (Note 3)

4. Long term borrowing (3 year term)

Lenders: Bank of Tokyo-Mitsubishi UFJ, Ltd., Mizuho Corporate Bank, Ltd., Mitsubishi UFJ Trust and Banking Corporation, Shinsei Bank, Ltd., and The Norinchukin Bank

Drawdown date	Amount	Repayment date (Note 1)	Applicable Period of Interest	Interest rate (per annum)
November 30, 2007	8 billion yen	November 30, 2010	From May 31, 2008 to August 29, 2008	1.14333% (Note 4)

5. Long term borrowing (3 year term)

Lenders: Bank of Tokyo-Mitsubishi UFJ, Ltd., The Sumitomo Trust & Banking Co. Ltd., and Sumitomo Mitsui Banking Corporation

Drawdown date	Amount	Repayment date (Note 1)	Applicable Period of Interest	Interest rate (per annum)
November 30, 2007	5 billion yen	November 30, 2010	From May 31, 2008 to August 29, 2008	1.14333% (Note 5)

6. Long term borrowing (3 year term)

Lenders: Mitsubishi UFJ Trust and Banking Corporation, Bank of Tokyo-Mitsubishi UFJ, Ltd., Mizuho Corporate Bank, Ltd., The Sumitomo Trust & Banking Co., Ltd., Shinsei Bank, Ltd., and Sumitomo Mitsui Banking Corporation.

Drawdown date	Amount	Repayment date (Note 1)	Applicable Period of Interest	Interest rate (per annum)
March 28, 2008	5 billion yen	February 28, 2011	From May 31, 2008 to August 29, 2008	1.14333% (Note 6)

(Note 1) If the repayment date is not a business day, the next business day shall be the repayment date. If this next business day falls into the following month, the business day immediately prior shall be the repayment date.

(Note 2) An interest rate swap agreement has been entered on November 30, 2006 with the notional principal amount of 15 billion yen. The real interest rate until the repayment date for the said notional principal amount is 1.28500% (per annum).

(Note 3) An interest rate swap agreement has been entered on November 30, 2006 with the notional principal amount of 25 billion yen. The real interest rate until the repayment date for the said notional principal amount is 1.49850% (per annum).

(Note 4) An interest rate swap agreement has been entered on November 15, 2007 with the notional principal amount of 8 billion yen. The real interest rate until the repayment date for the said notional principal amount is 1.37500% (per annum).

(Note 5) An interest rate swap agreement has been entered on November 28, 2007 with the notional principal amount of 5 billion yen. The real interest rate until the repayment date for the said notional principal amount is 1.35470% (per annum).

(Note 6) An interest rate swap agreement has been entered on March 26, 2008 with the notional principal amount of 5 billion yen. The real interest rate until the repayment date for the said notional principal amount is 1.22600% (per annum).

MHR will announce the interest rates applicable for the period after August 30, 2008 as soon as they are determined.

- This press release was distributed to the Kabuto Club (the press club of the Tokyo Stock Exchange), the Ministry of Land, Infrastructure and Transport Press Club, and the Ministry of Land, Infrastructure and Transport Press Club for Construction Publications.
- MHR's website address is <http://www.mori-hills-reit.co.jp>