



HILLS REIT

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Real Estate Investment Fund Issuer:
Mori Hills REIT Investment Corporation
(Securities Code: 3234)
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MHR Announces Changes Regarding the Internal Rules (Related Parties Transaction Guidelines) of the Asset Management Company

Mori Building Investment Management Co., Ltd. (MIM), which is the asset management company of Mori Hills REIT Investment Corporation (MHR), resolved on May 27, 2009 to make the following changes to its Related Parties Transaction Guidelines that are part of its internal rules.

1. Brief Overview of the Change to the Related Parties Transactions Guidelines

In view of the current conditions of the real estate market, the article (Article 7-1) pertaining to “the maximum amount of the acquisition in the case that a real estate, etc. is to be acquired from a related party” in the Related Parties Transactions Guidelines was changed. Specifically, the maximum amount of the acquisition was changed from “110% of the appraisal value” to “appraisal value (however, in the case of there being reasonable grounds for doing so, then 110% of the appraisal value).”

2. Place of Change in the Related Parties Transactions Guidelines

Before Change	After Change
Article 7 (Acquisition of Real Estate)	Article 7 (Acquisition of Real Estate)
1. In the case that a real estate, etc. is to be acquired from a “related party”, the acquisition amount <u>shall not exceed 110% of the appraisal value</u> which was appraised by a certified and independent real estate appraiser (including incorporated appraisal firms, hereinafter “Appraiser”). However, the said acquisition amount shall mean only the cost of the real estate, etc. itself, and shall not include taxes, acquisition fees, fees for setting up trusts, reserves within the trust account, trust income, or settlements made to adjust for ownership periods for property taxes, etc. <u>Also</u> , in the case that the seller had acquired the said real estate, etc. with the purpose to sell	1. In the case that a real estate, etc. is to be acquired from a “related party”, the acquisition amount <u>shall not exceed the appraisal value</u> which was appraised by a certified and independent real estate appraiser (including incorporated appraisal firms, hereinafter “Appraiser”). <u>However, in the case of there being reasonable grounds for the investment value calculated by MIM to exceed the appraisal value, the said real estate, etc. may be acquired at a maximum of 110% of the appraisal value. Moreover,</u> the said acquisition amount shall mean only the cost of the real estate, etc. itself, and shall not include taxes, acquisition fees, fees for setting up trusts, reserves within the trust account, trust income, or

<p>it to an investment corporation, the equivalent amount of costs related to the acquisition <u>may be added to 110% of the appraisal value, and that total shall be the maximum amount of the acquisition.</u></p>	<p>settlements made to adjust for ownership periods for property taxes, etc. <u>Furthermore</u>, in the case that the seller had acquired the said real estate, etc. with the purpose to sell it to an investment corporation, the equivalent amount of costs related to the <u>said acquisition shall not be included.</u></p>
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- This press release was distributed to the Kabuto Club (the press club of the Tokyo Stock Exchange), the Ministry of Land, Infrastructure, Transport and Tourism Press Club, and the Ministry of Land, Infrastructure, Transport and Tourism Press Club for Construction Publications.
- MHR's website address is <http://www.mori-hills-reit.co.jp/>