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Mori Hills REIT Investment Corporation
(Securities Code: 3234)
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MHR Announces Information on Borrowing and Conclusion of Interest Rate Swap Agreement

Today, Mori Hills REIT Investment Corporation (hereinafter “MHR”) entered into loan agreements (However, the loan agreement of (2) Long term borrowing (2 year term) in 1. was entered on September 30, 2009). Also, MHR announced the determination of the interest rates for the borrowings announced on September 14, 2009 and November 25, 2009, applicable for the following periods and the conclusion of an interest rate swap agreement, as follows.

1. Determined Interest Rates

(1) Short term borrowing (4 months term)

Lenders: Mizuho Corporate Bank, Ltd., The Bank of Tokyo-Mitsubishi UFJ, Ltd., Mitsubishi UFJ Trust and Banking Corporation, The Sumitomo Trust and 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, 2009	2,940 million yen	March 27, 2010	From November 30, 2009 to December 30, 2009	1.30545%

(2) Long term borrowing (2 year term)

Lenders: The Bank of Fukuoka, Ltd.

Drawdown date	Amount	Repayment date (Note 1)	Applicable Period of Interest	Interest rate (per annum)
November 30, 2009	2,000 million yen	November 30, 2011	From November 30, 2009 to December 30, 2009	1.50545%

(3) Long term borrowing (2 year term)

Lenders: The Norinchukin Bank.

Drawdown date	Amount	Repayment date (Note 1)	Applicable Period of Interest	Interest rate (per annum)
November 30, 2009	3,000 million yen	November 30, 2011	From November 30, 2009 to December 30, 2009	1.50545%

(4) Long term borrowing (2.5 year term)

Lenders: Mizuho Corporate Bank, Ltd., The Bank of Tokyo-Mitsubishi UFJ, Ltd., Mitsubishi UFJ Trust and Banking Corporation, The Sumitomo Trust and 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, 2009	8,000 million yen	May 31, 2012	From November 30, 2009 to December 30, 2009	1.60545%

(5) Long term borrowing (3 year term)

Lenders: The Shinsei Bank, Ltd., Mizuho Corporate Bank, Ltd., The Bank of Tokyo-Mitsubishi UFJ, Ltd., Mitsubishi UFJ Trust and Banking Corporation, The Sumitomo Trust and 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, 2009	9,500 million yen	November 30, 2012	From November 30, 2009 to February 26, 2010	1.92364%

(6) Long term borrowing (4 year term)

Lenders: Development Bank of Japan Inc.

Drawdown date	Amount	Repayment date (Note 2, 3)	Applicable Period of Interest	Interest rate (per annum)
November 30, 2009	2,500 million yen	May 31, 2013	From November 30, 2009 to November 29, 2013	2.34000%

(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) 62.5 million yen shall be repaid on each principal repayment date from May 31, 2010 to the last day of May 2013 every year. 2,062.5 million yen shall be repaid on the last day of November 2013. As for principal repayment date, please refer to (Note 3) below.

(Note 3) The first principal payment date shall be the last day of May 2010. Subsequent principal payment dates shall be the last day of November and May every year. (However, if the above date is not a business day, the next business day shall be the payment date. If this next business day falls into the following month, the business day immediately before shall be the payment date. The last principal payment date shall be the last day of November 2013.)

MHR will announce the interest rates applicable for the period after the abovementioned “applicable periods on interests” as soon as they are determined.

2. Interest Rate Swap Agreement

(1) Purpose of Entering an Interest Rate Swap Agreement

In order to hedge the risk of fluctuation of interest rate payments by converting to a fixed rate for the long-term borrowings mentioned in 1. Above: “(5) Long-term Borrowings (Maturity of 3 years) for 9,500 million yen.”

(2) Details of the Interest Rate Swap Agreements

a) Interest rate swap agreement (3 year maturity)

- i. Date of the agreement: November 26, 2009
- ii. Counterparty: The Shinsei Bank, Ltd.

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| iii. Notional principal amount: | 9,500 million yen |
| iv. Interest rate: | Fixed interest rate payable at 0.620000% |
| | Floating interest rate receivable at Japanese Bankers Association three month Yen TIBOR |
| v. Commencement date: | November 30, 2009 |
| vi. Termination date: | November 30, 2012 |
| vii. Interest payment date: | The first interest payment date shall be the last day of February 2010. Subsequent interest payment dates shall be the last day in February, May, August and November each year. (However, if the above date is not a business day, the next business day shall be the payment date. If this next business day falls into the following month, the business day immediately before shall be the payment date.) |

Due to the interest rate swap agreement, the virtual interest rate for (5) Long-term Borrowings (Maturity of 3 years) for 9,500 million yen (equivalent to said notional principal amount) mentioned in Section 1 above will be 2.020000%.

- 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>