

For Translation Purposes Only

Real Estate Investment Fund Issuer:
Mori Hills REIT Investment Corporation
(Securities Code: 3234)
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MHR Announces Interest Rates for Borrowings

Today, Mori Hills REIT Investment Corporation (hereinafter “MHR”) determined the interest rates for the borrowings announced on August 26, 2009, September 14, 2009, and November 25, 2009 applicable for the following periods:

1. Short term borrowing (1 year term)

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

Drawdown date	Amount	Repayment date (Note)	Applicable Period of Interest	Interest rate (per annum)
August 31, 2009	5,500 million yen	August 31, 2010	From December 31, 2009 to January 29, 2010	1.27364%

2. 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)	Applicable Period of Interest	Interest rate (per annum)
November 30, 2009	2,940 million yen	March 27, 2010	From December 31, 2009 to January 29, 2010	1.27364%

3. Long term borrowing (2 year term)

Lenders: The Bank of Fukuoka, Ltd.

Drawdown date	Amount	Repayment date (Note)	Applicable Period of Interest	Interest rate (per annum)
November 30, 2009	2,000 million yen	November 30, 2011	From December 31, 2009 to January 29, 2010	1.47364%

4. Long term borrowing (2 year term)

Lenders: The Norinchukin Bank.

Drawdown date	Amount	Repayment date (Note)	Applicable Period of Interest	Interest rate (per annum)
November 30, 2009	3,000 million yen	November 30, 2011	From December 31, 2009 to January 29, 2010	1.47364%

5. 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)	Applicable Period of Interest	Interest rate (per annum)
November 30, 2009	8,000 million yen	May 31, 2012	From December 31, 2009 to January 29, 2010	1.57364%

6. Long term borrowing (3 year term)

Lenders: The Bank of Tokyo-Mitsubishi UFJ, Ltd.

Drawdown date	Amount	Repayment date (Note)	Applicable Period of Interest	Interest rate (per annum)
August 31, 2009	1,500 million yen	August 31, 2012	From December 31, 2009 to January 29, 2010	1.67364%

(Note) 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.

MHR will announce the interest rates applicable for the periods after the abovementioned “applicable periods of interests” 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>