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For Translation Purposes Only

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(Securities Code: 3234)  
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### MHR Announces Occurrence of Blackout at its Portfolio Property

Mori Hills REIT Investment Corporation (“MHR”) announced the occurrence of a blackout at its portfolio property, “Akasaka Tameike Tower.” The details are outlined below.

A blackout related to office and common-use systems occurred at Akasaka Tameike Tower around 9:30pm on January 26, 2010. Electricity recovered around 2:45am on January 27. Although the situation caused interruption to the businesses of some tenants, no damages, etc. that will have a material impact on MHR’s operational results are evident as of this date. The cause of the blackout was an electrical malfunction in power receiving and transformer equipment. MHR is conducting a detailed inspection of the incident.

Further announcements will be made when and if any damages, etc. having an impact on operational results become known to MHR.

- 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>