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MHR Announces Change in Large Tenant

Mori Hills REIT Investment Corporation (hereinafter “MHR”) announced that today it received an advance notice of termination of a fixed-term building lease agreement from a tenant of MHR’s Toranomom 35 Mori Building (termination planned for March 31, 2011) (hereinafter, the “Agreement”). The details are as follows.

1. Change in Large Tenant (Termination of Lease Agreement)

(1) Name of tenant:	Omron Corporation
(2) Name of occupied property:	Toranomom 35 Mori Building (OMRON Tokyo Headquarters Building) (hereinafter, the “Property”)
(3) Leased floor area:	6,720.34m ²
(4) Percentage of total leasable floor area:	7.0% (Note 1)
(5) Date of conclusion of the Agreement:	April 2, 2009
(6) Lease term:	July 1, 2009 to June 30, 2011 (Note 2)
(7) Annual rent:	743,626,464 yen (excluding consumption tax) (Note 3) (Note 4)
(8) Deposits / Guarantees	371,813,232 yen
(9) Date of termination of the Agreement	March 31, 2011

(Note 1) The figure is as of January 31, 2010, rounded down to the first decimal place.

(Note 2) The tenant shall have midterm cancellation rights (with one-year advance notice) as provided in the Agreement on March 31, 2010 or thereafter.

(Note 3) The figure includes the equivalent amount of rent for use of the parking lot (18,480,000 yen per year (excluding consumption tax)).

(Note 4) In addition, 117,696,000 yen per year (excluding consumption tax) is received separately as a fixed management fee.

2. Future Prospects

The abovementioned tenant’s planned date of termination is March 31, 2011. This will have no impact on MHR’s business results for the fiscal period ending July 2010 (February 1, 2010 to



July 31, 2010).

Going forward, while recruitment of new tenants is initiated, MHR will study the need for renovation and remodeling as well as the management of risk regarding vacancies, keeping the extensive choices available under the support system of the sponsor Mori Building Co., Ltd. in consideration, including the possibility of exchanges with properties held by Mori Building. MHR will make a separate announcement at a later date once the future policy has been determined.

- 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>