

For Translation Purposes Only

Real Estate Investment Fund Issuer:
Mori Hills REIT Investment Corporation
(Securities Code: 3234)
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MHR Announces Information on Borrowings

Mori Hills REIT Investment Corporation (hereinafter “MHR”) resolved at a Board of Directors’ meeting held today the following with regard to the borrowing agreements (hereinafter “Borrowings”) which are to be allocated to the refinancing of 8,000 million yen and 5,000 million yen in long-term borrowings (hereinafter “Existent Long-Term Borrowings”) that mature on November 30, 2010.

1. Content of Borrowings and Determined Interest Rate

(1) Long-term borrowings (3 year term)

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|------------------------------|---|
| a) Lenders (planned): | The Bank of Fukuoka, Ltd. |
| b) Borrowing amount: | 2,000 million yen |
| c) Interest rate: | Base Interest Rate +1.40%
(The Japanese Bankers Association Yen TIBOR is used as the base interest rate corresponding to the calculated period. MHR will announce the interest rate to be applied as soon as it is determined.) |
| d) Scheduled drawdown date: | November 30, 2010 |
| e) Method of borrowing: | MHR will enter into loan agreements on September 30, 2010 with the lenders (planned) listed above in a). |
| f) Interest payment date: | The first interest payment date shall be the last day of December 2010. Subsequent interest payment dates shall be the last day of every month, and the last payment date shall be the principal repayment date. (However, if the chosen 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). |
| g) Principal repayment date: | November 30, 2013 (However, if such 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 |

- h) Method of repayment: day immediately prior shall be the payment date.)
To be repaid in full on the principal repayment date
i) Collateral: Unsecured/Unguaranteed

2. Purpose of Borrowings

For repayment of Existent Long-Term Borrowings (Please refer to “MHR Announces Information on Borrowing, Repayment and Conclusion of Interest Rate Swap Agreement” disclosed on November 28, 2007 for details).

3. Amount of Funds to be Procured, Specific Use of Funds and Planned Payment Period

- (1) Amount of funds to be procured: 2,000 million yen
- (2) Specific use of funds to be procured and planned payment period
 - a) Specific use of funds to be procured: Repayment of existent long-term borrowings
 - b) Amount: 2,000 million yen
 - c) Planned payment period: November 30, 2010

4. Borrowing Amount, etc. after the Additional Borrowings

MHR will announce the details of the refinancing of the existent long-term borrowings as soon as it is determined.

5. Other Mandatory Items for Investors to Appropriately Understand/Judge the Concerned Information

As for risk regarding repayment of the concerned borrowings, etc., there are no changes to the content for investment risk indicated in the Semiannual Securities Report (Japanese) submitted on April 28, 2010.

- 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>