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(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 March 26, 2008, September 26, 2008, November 25, 2008, August 26, 2009, September 14, 2009, November 25, 2009, March 24, 2010, August 26, 2010, September 28, 2010 and November 25, 2010 applicable for the following periods:

1. Short term borrowing (1 year term)

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

Drawdown date	Amount	Repayment date (Note 1)	Applicable Period of Interest	Interest rate (per annum)
March 29, 2010	3,010 million yen	March 29, 2011	From December 1, 2010 to December 30, 2010	1.18000%

2. Short term borrowing (1 year term)

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

Drawdown date	Amount	Repayment date (Note 1)	Applicable Period of Interest	Interest rate (per annum)
August 31, 2010	5,500 million yen	August 31, 2011	From December 1, 2010 to December 30, 2010	1.18000%

3. Long term borrowing (3 year term)

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

Drawdown date	Amount	Repayment date (Note 1)	Applicable Period of Interest	Interest rate (per annum)
March 28, 2008	5,000 million yen	February 28, 2011	From December 1, 2010 to February 28, 2011	0.64000% (Note 2)

4. Long term borrowing (3 year term)

Lenders: Sumitomo Mitsui Banking Corporation, Mizuho Corporate Bank, Ltd., Bank of Tokyo-Mitsubishi UFJ, Ltd., Mitsubishi UFJ Trust and Banking Corporation, The Sumitomo Trust & Banking Co., Ltd., Aozora Bank, Ltd., and Resona Bank, Limited.

Drawdown date	Amount	Repayment date (Note 1)	Applicable Period of Interest	Interest rate (per annum)
September 30, 2008	17,000 million yen	August 31, 2011	From December 1, 2010 to February 28, 2011	0.74000% (Note 3)

5. Long term borrowing (4 year term)

Lender: Aozora Bank, Ltd.

Drawdown date	Amount	Repayment date (Note 1)	Applicable Period of Interest	Interest rate (per annum)
September 30, 2008	2,000 million yen	August 31, 2012	From December 1, 2010 to February 28, 2011	0.74000% (Note 4)

6. 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 28, 2008	10,000 million yen	May 31, 2011	From December 1, 2010 to February 28, 2011	1.44000% (Note 5)

7. Long term borrowing (3.5 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 28, 2008	5,000 million yen	May 31, 2012	From December 1, 2010 to February 28, 2011	1.54000% (Note 6)

8. Long term borrowing (3 year term)

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

Drawdown date	Amount	Repayment date (Note 1)	Applicable Period of Interest	Interest rate (per annum)
August 31, 2009	1,500 million yen	August 31, 2012	From December 1, 2010 to December 30, 2010	1.58000%

9. Long term borrowing (2 year term)

Lender: 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 December 1, 2010 to December 30, 2010	1.38000%

10. Long term borrowing (2 year term)

Lender: 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 December 1, 2010 to December 30, 2010	1.38000%

11. 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 December 1, 2010 to December 30, 2010	1.48000%

12. 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 December 1, 2010 to February 28, 2011	1.74000% (Note 7)

13. Long term borrowing (3 year term)

Lender: The Bank of Fukuoka, Ltd.

Drawdown date	Amount	Repayment date (Note 1)	Applicable Period of Interest	Interest rate (per annum)
November 30, 2010	2,000 million yen	November 30, 2013	From November 30, 2010 to December 30, 2010	1.58000%

14. Long term borrowing (3 year term)

Lenders: Sumitomo Mitsui Banking Corporation, Mizuho Corporate Bank, Ltd., Bank of Tokyo-Mitsubishi UFJ, Ltd., Mitsubishi UFJ Trust and Banking Corporation, The Sumitomo Trust and Banking Co., Ltd., and The Norinchukin Bank

Drawdown date	Amount	Repayment date (Note 1)	Applicable Period of Interest	Interest rate (per annum)
November 30, 2010	7,100 million yen	November 30, 2013	From November 30, 2010 to December 30, 2010	1.58000%

15. Long term borrowing (3 year term)

Lenders: Shinsei Bank, Ltd., The Oita Bank Ltd., ShinGinko Tokyo, Limited, and The Hiroshima Bank, Ltd.

Drawdown date	Amount	Repayment date (Note 1)	Applicable Period of Interest	Interest rate (per annum)
November 30, 2010	3,900 million yen	November 30, 2013	From November 30, 2010 to November 29, 2013	1.68375%

(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) An interest rate swap agreement has been entered on March 26, 2008 with the notional principal amount of 5,000 million yen. The real interest rate until the repayment date for the said notional principal amount is 1.22600% (per annum).

(Note 3) An interest rate swap agreement has been entered on September 26, 2008 with the notional principal amount of 17,000 million yen. The real interest rate until the repayment date for the said notional principal amount is 1.49500% (per annum).

(Note 4) An interest rate swap agreement has been entered on September 26, 2008 with the notional principal amount of 2,000 million yen. The real interest rate until the repayment date for the said notional principal amount is 1.61700% (per annum).

(Note 5) Due to the interest rate swap agreement on November 26, 2008, the virtual interest rate for (8) Long-term Borrowings (Maturity of 2.5 years) for 5,000 million yen out of 10,000 million yen (equivalent to said notional principal amount) will be 1.95950%.

(Note 6) An interest rate swap agreement has been entered on November 26, 2008 with the notional principal amount of 5,000 million yen. The real interest rate until the repayment date for the said notional principal amount is 2.15550% (per annum).

(Note 7) An interest rate swap agreement has been entered on November 26, 2009 with the notional principal amount of 9,500 million yen. The real interest rate until the repayment date for the said notional principal amount is 2.02000% (per annum).

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>