

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 (hereafter “MHR”) resolved at its Board of Directors Meeting held today the following with regard to an agreement on borrowing (hereafter “Borrowing”).

1. Purpose of Borrowing

To be used as refinancing of 1,700 million yen in long-term loans payable due March 27, 2015 (hereafter “Existing Long-term Loans Payable”) (Note).

(Note) Please refer to the press releases “MHR Announces Information on Borrowings” dated March 22, 2012 for details.

2. Details of Borrowing

Long-term loans payable (maturity of 8 years)

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|------------------------------|--|
| a) Lender (anticipated): | Development Bank of Japan, Inc. |
| b) Borrowing amount: | 1,700 million yen |
| c) Interest rate: | Undecided (Fixed-rate) (Note 1) |
| d) Scheduled drawdown date: | March 27, 2015 |
| e) Interest payment date: | The first payment date shall be September 27, 2015 and subsequent payment dates shall be the same day of March and September thereafter (Note 2). The last payment date shall be the principal repayment date. |
| f) Principal repayment date: | March 27, 2023 (Note 2) |
| g) Method of repayment: | To be repaid in full on the principal repayment date |
| h) Collateral: | Unsecured/Unguaranteed |

(Note 1) MHR will announce the interest rate applicable as soon as it is determined.

(Note 2) 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 day immediately prior shall be the payment date.

3. Amount of Funds, Specific Use of Funds and Scheduled Payment Period

- (1) Amount of funds to be procured: 1,700 million yen
- (2) Specific use of funds and scheduled payment period
 - a) Specific use of funds to be procured: To be disbursed as funds for refinancing of the Existing Long-term Loans Payable
 - b) Amount: 1,700 million yen
 - c) Scheduled payment period: March 27, 2015

4. Borrowings, etc. after the Borrowing

(unit: millions of yen)

	Before the Borrowing	After the Borrowing	Change
Short-term loans payable	0	0	0
Long-term loans payable	106,200	106,200	0
Total loans payable	106,200	106,200	0
Investment corporation bonds	24,000	24,000	0
Total of loans payable and investment corporation bonds	130,200	130,200	0
Total interest-bearing debt	130,200	130,200	0

(Note) Long-term loans payable include the current portion of long-term loans payable.

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

There are no changes to the content of “1. Fund Information; 1. Fund Status; 3. Investment Risks” indicated in the Semiannual Securities Report (Japanese) for the sixteenth fiscal period submitted on October 29, 2014 as a result of the Borrowing.

- 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/>