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(Securities Code: 3234)
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MHR Revises Cash Distribution Forecasts for Periods Ending January and July 2007

Today, Mori Hills REIT Investment Corporation (“MHR”) revised its forecasts for cash distribution per unit originally released on November 30, 2006, for the first (February 2, 2006 to January 31, 2007) and second (February 1, 2007 to July 31, 2007) fiscal periods. The details are as follows:

1. Details of the revision

(1) Revised forecast of cash distribution for the first fiscal period (February 2, 2006 to January 31, 2007)

	Cash Distribution per Unit (excluding Distribution in Excess of Net Income)	Distribution in Excess of Net Income per Unit
Previous forecast (November 30, 2006) (A)	18,875 yen	-
Today's revised forecast (B)	20,511 yen	-
Difference (B) – (A)	1,636 yen	-

(2) Revised forecast of cash distribution for the second fiscal period (February 1, 2007 to July 31, 2007)

	Cash Distribution per Unit (excluding Distribution in Excess of Net Income)	Distribution in Excess of Net Income per Unit
Previous forecast (November 30, 2006) (A)	13,461 yen	-
Today's revised forecast (B)	14,400 yen	-
Difference (B) – (A)	939 yen	-

2. Reasons for the revision

As most of the results of operation for the fiscal period ending January 2007 have become clear, MHR has revised its forecast for cash distributions. MHR was able to increase operating revenue with an increase in rent, and expects to reduce cost for interest paid, etc. As a result, MHR anticipates a difference of more than 5% from its previous cash distribution forecast released on November 30, 2006. MHR hereby revises the cash distribution per unit for the fiscal periods ending January and July 2007.



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(Reference)

Fiscal year ending:	Number of investment units outstanding at end of period:	
January 2007	Actual	129,800
July 2007	Forecast	129,800

(Note)

The forecasts above have been calculated as of today based on certain assumptions. The actual cash distribution per unit may vary. In addition, MHR does not guarantee the cash distribution amounts forecasted above.

End

- 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 web site address: <http://www.mori-hills-reit.co.jp>

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