

For Translation Purposes Only

Real Estate Investment Fund Issuer:
Mori Hills REIT Investment Corporation
(Securities Code: 3234)
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Hiroshi Mori, Executive Director

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MHR Announces Information on Borrowing

Mori Hills REIT Investment Corporation (MHR) resolved at its Board of Directors Meeting held today to approve the borrowing agreements which are to be allocated to the refinancing of 10 billion yen in short-term debt that have a maturity date of March 27, 2009.

1. Purpose of Borrowings

For repayment of Existing Short-term Borrowings

(Please refer to “MHR Announces Information on Borrowing and Conclusion of Interest Rate Swap Agreement” disclosed on March 26, 2009 for details.)

2. Content of Borrowings and Determined Interest Rate

(1) Short-term Borrowings (Maturity of 8 months)

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|-----------------------------|---|
| a) Lenders: | Sumitomo Mitsui Banking Corporation, Mizuho Corporate Bank, Ltd., The Bank of Tokyo-Mitsubishi UFJ, Ltd., Mitsubishi UFJ Trust and Banking Corporation and The Sumitomo Trust and Banking Co., Ltd. |
| b) Borrowing amount: | 2,940 million yen |
| c) Interest rate: | Basic Interest Rate +1.00%
(Japanese Bankers Association Yen TIBOR is used as basic 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: | March 27, 2009 |
| e) Method of borrowing: | MHR will enter into loan agreements March 25, 2009 with the lenders listed above in a). |
| f) Interest payment date: | The first interest payment date shall be March 31, 2009. Subsequent interest payment dates shall be either one week, two weeks, one month, two months, three months or six months from the first interest payment date, to be chosen by the borrower (includes the same day) (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, 2009 (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.)
- h) Method of repayment: To be repaid in full on the principal repayment date
- i) Collateral: Unsecured/Unguaranteed
- (2) Short-term Borrowings (Maturity of one year)
- a) Lender: Sumitomo Mitsui Banking Corporation, Mizuho Corporate Bank, Ltd., The Bank of Tokyo-Mitsubishi UFJ, Ltd., Mitsubishi UFJ Trust and Banking Corporation, and The Sumitomo Trust and Banking Co., Ltd.
- b) Borrowing amount: 5,060 million yen
- c) Interest rate: Basic Interest Rate +1.00%
(Japanese Bankers Association Yen TIBOR is used as basic interest rate corresponded to the calculated period. MHR will announce the interest rate to be applied as soon as it is determined.)
- d) Scheduled drawdown: March 27, 2009
- e) Method of borrowing: MHR will enter into loan agreements on March 25, 2009 with the lenders listed above in a).
- f) Interest payment date: The first interest payment date shall be April 27, 2009. Subsequent interest payment dates shall be either one week, two weeks, one month, two months, three months or six months from the first interest payment date, to be chosen by the borrower (includes the same day) (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: March 27, 2010 (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.)
- h) Method of repayment: To be repaid in full on the principal repayment date
- i) Collateral: Unsecured/Unguaranteed
- (3) Long-term Borrowings (Maturity of three years)
- a) Lender: Development Bank of Japan Inc.
- b) Borrowing amount: 2,000 million yen
- c) Interest rate: Undecided (Fixed-rate)
(MHR will announce the interest rate to be applied as soon as it is determined.)
- d) Scheduled drawdown: March 27, 2009
- e) Method of borrowing: MHR will enter into loan agreements March 25, 2009 with the lenders listed above in a).
- f) Interest payment date: The first interest payment date shall be September

- 27, 2009. Subsequent interest payment dates shall be on the 27th of March and September every year. (However, if the above 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: The first principal payment date shall be September 27, 2009. Subsequent principal payment dates shall be on the 27th of March and September every year. (However, if the above 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.
- h) Method of repayment: Fifty million yen shall be repaid on each principal repayment date from September 27, 2009 to September 27, 2011. 1,750 million yen shall be repaid on March 27, 2012.
- i) Collateral: Unsecured/Unguaranteed

3. Borrowing Amount, etc. after the Additional Borrowings

(unit: billions of yen)

	Before Borrowings	After Borrowings	Change
Short-term debt	17.0	15.0	+2
Current portion of long-term debt	25.0	25.0	0
Long-term debt	62.0	64.0	+2
Total debt	104.0	104.0	0
Investment corporation bonds	10.0	10.0	0
Total of debt and investment corporation bonds	114.0	114.0	0
Total interest-bearing debt	114.0	114.0	0

- 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>