

**For Translation Purposes Only**

Real Estate Investment Fund Issuer:  
Mori Hills REIT Investment Corporation  
(Securities Code: 3234)  
6-10-1 Roppongi, Minato-ku, Tokyo  
Hiroshi Mori, Executive Director

Asset Manager:  
Mori Building Investment Management Co., Ltd.  
Hiroshi Mori, President  
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MHR Announces Transaction with Interested Party (Mori Building Co., Ltd.)

Mori Hills REIT Investment Corporation (MHR) announced the following transaction that is to be conducted with Mori Building Co., Ltd., and which falls under the definition of a transaction with an interested party, etc. as stipulated in the Related Parties Transaction Guidelines of the asset manager.

1. Overview of Transaction with Interested Party, etc.

MHR is renewing the Memorandum on Proprietary Use concluded for the purpose of proprietary use of part of the following property by the property's tenant (master lessee), Mori Building Co., Ltd. (interested party, etc.).

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| (1) Leased property:                   | Koraku Mori Building  |
| (2) Leased compartment:                | Part of 2F  |
| (3) Leased floor area:                 | 365.27m <sup>2</sup>  |
| (4) Proprietary user:                  | Mori Building Co., Ltd.   |
| (5) Purpose of proprietary use:        | To continue store operations in the form of consignment of store operations   |
| (6) Use:                               | Store (employees' cafeteria: Kouraku Kizenbou)                                |
| (7) Contract rent (monthly):           | Amount equivalent to 5% of total store sales (same terms as prior to renewal) |
| (8) Contract renewal deposit:          | None (same terms as prior to renewal)   |
| (9) Contract period after renewal:     | 2 years from April 1, 2010 to March 31, 2012                                  |
| (10) Date of conclusion of memorandum: | Scheduled to be concluded by March 31, 2010                                   |

(Note) The above figures have been taken from the contract. Furthermore, MHR owns the said property's trust beneficiary rights totaling 80% of the entire trust assets.

2. Overview of Interested Party, etc.

Name	Mori Building Co., Ltd.
Location of headquarters	6-10-1 Roppongi, Minato-ku, Tokyo
Representative	Minoru Mori, President and CEO
Capital	65,000 million yen (as of March 31, 2009)
Scope of business	General developer
Relationship with MHR	Mori Building is a main unitholder of MHR.
Relationship with asset manager	Mori Building is the parent company, etc. of the asset manager, and thus constitutes an interested party, etc. as stipulated in the Law Concerning Investment Trusts and Investment Corporations.

3. Procedures Concerning Transaction with Interested Party, etc.

Based on its Related Parties Transaction Guidelines and after having investigated the market price of said property, prices of similar lease transactions in surrounding areas, etc. and having considered the reasonable level of rent for the compartment, etc., the asset manager made resolutions concerning the transaction at a meeting of its Compliance Committee held on March 25, 2010 and a meeting of its Board of Directors held on March 26, 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>