



HILLS REIT

For Translation Purposes Only

December 28, 2010

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:
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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 August 26, 2009, September 14, 2009, November 25, 2009, March 24, 2010, August 26, 2010, September 28, 2010, and November 26, 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) | Applicable Period of Interest | Interest rate (per annum) |
|----------------|-------------------|-----------------------|--|---------------------------|
| March 29, 2010 | 3,010 million yen | March 29, 2011 | From December 31, 2010 to January 31, 2011 | 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) | Applicable Period of Interest | Interest rate (per annum) |
|-----------------|-------------------|-----------------------|--|---------------------------|
| August 31, 2010 | 5,500 million yen | August 31, 2011 | From December 31, 2010 to January 31, 2011 | 1.18000% |

3. Long term borrowing (3 year term)

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

| Drawdown date | Amount | Repayment date (Note) | Applicable Period of Interest | Interest rate (per annum) |
|-----------------|-------------------|-----------------------|--|---------------------------|
| August 31, 2009 | 1,500 million yen | August 31, 2012 | From December 31, 2010 to January 31, 2011 | 1.58000% |

4. Long term borrowing (2 year term)

Lenders: The Bank of Fukuoka, Ltd.

| Drawdown date | Amount | Repayment date (Note) | Applicable Period of Interest | Interest rate (per annum) |
|-------------------|-------------------|-----------------------|--|---------------------------|
| November 30, 2009 | 2,000 million yen | November 30, 2011 | From December 31, 2010 to January 31, 2011 | 1.38000% |

5. Long term borrowing (2 year term)

Lenders: The Norinchukin Bank.

| Drawdown date | Amount | Repayment date (Note) | Applicable Period of Interest | Interest rate (per annum) |
|-------------------|----------------------|--------------------------|--|------------------------------|
| November 30, 2009 | 3,000 million yen | November 30, 2011 | From December 31, 2010 to January 31, 2011 | 1.38000% |

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) | Applicable Period of Interest | Interest rate (per annum) |
|-------------------|----------------------|--------------------------|--|------------------------------|
| November 30, 2009 | 8,000 million yen | May 31, 2012 | From December 31, 2010 to January 31, 2011 | 1.48000% |

7. Long term borrowing (3 year term)

Lenders: The Bank of Fukuoka, Ltd.

| Drawdown date | Amount | Repayment date (Note) | Applicable Period of Interest | Interest rate (per annum) |
|-------------------|----------------------|--------------------------|--|------------------------------|
| November 30, 2010 | 2,000 million yen | November 30, 2013 | From December 31, 2010 to January 31, 2011 | 1.58000% |

8. Long term borrowing (2 year term)

Lenders: Sumitomo Mitsui Banking Corporation, 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 The Norinchukin Bank

| Drawdown date | Amount | Repayment date (Note) | Applicable Period of Interest | Interest rate (per annum) |
|-------------------|----------------------|--------------------------|--|------------------------------|
| November 30, 2010 | 7,100 million yen | November 30, 2013 | From December 31, 2010 to January 31, 2011 | 1.58000% |

(Note) 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.

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>