



HILLS REIT

For Translation Purposes Only

April 26, 2011

Real Estate Investment Fund Issuer:
Mori Hills REIT Investment Corporation
(Securities Code: 3234)
1-8-7 Roppongi, Minato-ku, Tokyo
Hideyuki Isobe, Executive Director

Asset Manager:
Mori Building Investment Management Co., Ltd.
1-8-7 Roppongi, Minato-ku, Tokyo
Hideyuki Isobe, President & CEO
Inquiries: Yoshimi Nishibeppu
General Manager, Administration Department
TEL: +81-3-6234-3234

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, August 26, 2010, September 28, 2010, November 26, 2010 and March 24, 2011 applicable for the following periods.

In addition, MHR has changed its presentation methods of interest rates starting from this announcement.

1. 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 1)	Interest rate (per annum)
August 31, 2010	5,500 million yen	August 31, 2011	Base interest rate (1-month JBA Japanese Yen TIBOR) (Note 2) +1.00% (1.18000% (Note 3))

2. Short term borrowing (1 year term)

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.

Drawdown date	Amount	Repayment date (Note 1)	Interest rate (per annum)
March 29, 2011	1,500 million yen	March 29, 2012	Base interest rate (1-month JBA Japanese Yen TIBOR) (Note 2) +1.00% (1.18000% (Note 3))

3. Long term borrowing (3 year term)

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

Drawdown date	Amount	Repayment date (Note 1)	Interest rate (per annum)
August 31, 2009	1,500 million yen	August 31, 2012	Base interest rate (1-month JBA Japanese Yen TIBOR) (Note 2) +1.40% (1.58000% (Note 3))

4. Long term borrowing (2 year term)

Lenders: The Bank of Fukuoka, Ltd.

Drawdown date	Amount	Repayment date (Note 1)	Interest rate (per annum)
November 30, 2009	2,000 million yen	November 30, 2011	Base interest rate (1-month JBA Japanese Yen TIBOR) (Note 2) +1.20% (1.38000% (Note 3))

5. Long term borrowing (2 year term)

Lenders: The Norinchukin Bank.

Drawdown date	Amount	Repayment date (Note 1)	Interest rate (per annum)
November 30, 2009	3,000 million yen	November 30, 2011	Base interest rate (1-month JBA Japanese Yen TIBOR) (Note 2) +1.20% (1.38000% (Note 3))

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 1)	Interest rate (per annum)
November 30, 2009	8,000 million yen	May 31, 2012	Base interest rate (1-month JBA Japanese Yen TIBOR) (Note 2) +1.30% (1.48000% (Note 3))

7. Long term borrowing (3 year term)

Lenders: The Bank of Fukuoka, Ltd.

Drawdown date	Amount	Repayment date (Note 1)	Interest rate (per annum)
November 30, 2010	2,000 million yen	November 30, 2013	Base interest rate (1-month JBA Japanese Yen TIBOR) (Note 2) +1.40% (1.58000% (Note 3))

8. Long term borrowing (3 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 1)	Interest rate (per annum)
November 30, 2010	7,100 million yen	November 30, 2013	Base interest rate (1-month JBA Japanese Yen TIBOR) (Note 2) +1.40% (1.58000% (Note 3))

- (Note 1) 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.
- (Note 2) Base interest rates to be applied from now on will be the 1-month JBA Japanese Yen TIBOR (0.18000% as of today) announced by the Japanese Bankers Association two business days prior the last day of each month (if the date is not a business day, the next business day shall be the date. If this next business day falls into the following month, the business day immediately prior shall be the date). Moreover, the 1-month the Japanese Yen TIBOR can be confirmed on the website of the Japanese Bankers Association (<http://www.zenginkyo.or.jp/tibor/>). Furthermore, with regards to the base interest rates to be applied to 3., 4. and 5. above, the 2-month, 3-month, or 6-month JBA Japanese Yen TIBOR may be applied. In the event that an interest rate other than the 1-month JBA Japanese Yen TIBOR is applied, we will make a separate announcement.
- (Note 3) The said interest rate is applicable from April 29, 2011 to May 31, 2011.

- 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>