



HILLS REIT

For Translation Purposes Only

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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.
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 September 26, 2008, November 25, 2008 and November 25, 2009 applicable for the following periods.

1. 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., Aozora Bank, Ltd., and Resona Bank, Limited.

Drawdown date	Amount	Repayment date (Note 1)	Interest rate (per annum)
September 30, 2008	17,000 million yen	August 31, 2011	Base interest rate (3-month JBA Japanese Yen TIBOR) +0.40% (0.74000% (Note 2)) (Note 3)

2. Long term borrowing (4 year term)

Lender: Aozora Bank, Ltd.

Drawdown date	Amount	Repayment date (Note 1)	Interest rate (per annum)
September 30, 2008	2,000 million yen	August 31, 2012	Base interest rate (3-month JBA Japanese Yen TIBOR) (Note 4) +0.40% (0.74000% (Note 2)) (Note 5)

3. Long term borrowing (3.5 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 28, 2008	5,000 million yen	May 31, 2012	Base interest rate (3-month JBA Japanese Yen TIBOR) (Note 4) +1.20% (1.54000% (Note 2)) (Note 6)

4. Long term borrowing (3 year term)

Lenders: Shinsei Bank, Ltd., 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	9,500 million yen	November 30, 2012	Base interest rate (3-month JBA Japanese Yen TIBOR) (Note 4) +1.40% (1.74000% (Note 2)) (Note 7)

(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) The said interest rate is applicable from June 1, 2011 to August 31, 2011.

(Note 3) An interest rate swap agreement has been entered on September 26, 2008 with the notional principal amount of 17,000 million yen. The real interest rate until the repayment date for the said notional principal amount is 1.49500% (per annum).

(Note 4) Base interest rates to be applied from now on will be the 3-month JBA Japanese Yen TIBOR (0.34000% as of today) announced by the Japanese Bankers Association two business days prior the last day of February, May, August and November (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 3-month the Japanese Yen TIBOR can be confirmed on the website of the Japanese Bankers Association (<http://www.zenginkyo.or.jp/tibor/>).

(Note 5) An interest rate swap agreement has been entered on September 26, 2008 with the notional principal amount of 2,000 million yen. The real interest rate until the repayment date for the said notional principal amount is 1.61700% (per annum).

(Note 6) An interest rate swap agreement has been entered on November 26, 2008 with the notional principal amount of 5,000 million yen. The real interest rate until the repayment date for the said notional principal amount is 2.15550% (per annum).

(Note 7) An interest rate swap agreement has been entered on November 26, 2009 with the notional principal amount of 9,500 million yen. The real interest rate until the repayment date for the said notional principal amount is 2.02000% (per annum).

- 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>