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For Translation Purposes Only

Real Estate Investment Fund Issuer:
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(Securities Code: 3234)
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MHR Announces Forecast for Period Ending January 2012

Mori Hills REIT Investment Corporation (hereinafter "MHR") announced its outlook (forecasts) of financial results for the eleventh fiscal period ending January 2012 (August 1, 2011 to January 31, 2012).

Forecast of Results for the Eleventh Fiscal Period Ending January 31, 2012 (August 1, 2011 – January 31, 2012)

	Operating Revenue	Operating Income	Ordinary Income	Net Income	Dividend per Unit (excluding dividend in excess of earnings)	Dividend in Excess of Earnings per Unit
Eleventh Fiscal Period	4,761 million yen	3,109 million yen	1,969 million yen	1,967 million yen	8,500 yen	0 yen

(Reference) Forecast number of investment units outstanding at end of period: 231,520 units
Forecast net income per unit: 8,500 yen

(Notes)

1. The forecasts above have been calculated as of today based on the assumptions stated in the attachment, "Assumptions of Forecast of Results for the Eleventh Fiscal Period Ending January 2012." Therefore, actual operating revenue, operating income, ordinary income, net income and dividend per unit may change due to factors such as future acquisition or transfer of real estate, etc., changes in the real estate market, etc. and other changes in the situation surrounding MHR. Furthermore, the abovementioned forecasts are not a guarantee of actual performance, or dividend amount.
2. MHR may revise the forecast if it expects substantial discrepancies from the above forecast.
3. Figures of less than one unit are rounded off.

- 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/

(Attachment)

Assumptions of Forecast of Results for the Eleventh Fiscal Period Ending January 2012

Item	Assumptions
Accounting Period	The Eleventh Fiscal Period: August 1, 2011 – January 31, 2012 (184 days)
Investment Portfolio	• MHR assumes that it will transfer Roppongi Hills Gate Tower as well as additionally add Roppongi Hills Mori Tower and ARK Mori Building to its current investment portfolio as of today. • MHR assumes that, besides the abovementioned additional acquisition and transfer, there will be no change in the investment portfolio (acquisition of properties, transfer of existing properties, etc.) during the eleventh fiscal period (ending January 31, 2012). • In actual practice, however, the forecast is subject to change due to changes in the investment portfolio and other factors.
Operating Revenue	• Rent revenue – real estate is estimated based on lease contracts, etc., of the above assets under management, taking into account market environment, the competitiveness of the individual properties, the trends of individual tenants and other factors. • MHR assumes that there will be no delinquencies or unpaid rent by tenants. • Of the operating revenue, the revenue associated with the properties in its portfolio as of today (excluding Roppongi Hills Gate Tower scheduled to be transferred on August 1, 2011) is expected to be 3,705 million yen and the revenue associated with Roppongi Hills Mori Tower and ARK Mori Building scheduled to be additionally acquired on August 1, 2011 is expected to be 871 million yen. • The gain on sale from the transfer of Roppongi Hills Gate Tower is expected to be 185 million yen.

<table>
<tr><th>Item</th><th>Assumptions</th></tr>
<tr><td>Operating Expenses</td><td>
Incorporating the abovementioned additional acquisition and transfer of assets under management as well as the effects of reduction from the change in the manner in which to deal with expenses relating to Akasaka Tameike Tower and such, 1,362 million yen is expected for the expenses related to rent business, which account for the majority of operating expenses. The expenses other than those below are calculated by referring to historical figures and adjusted to reflect variable factors.
A) For property taxes, city planning taxes, etc. the amount of taxation during the eleventh fiscal period is expected to total 235 million yen (for six months). Furthermore, for property taxes, city planning taxes, etc. associated with ARK Mori Building additionally acquired on March 18, 2011 as well as Roppongi Hills Mori Tower and ARK Mori Building additionally acquired on August 1, 2011 and Roppongi Hills Mori Tower and ARK Mori Building scheduled to be additionally acquired, MHR shall incorporate these amounts into the cost of acquisition and, thus, shall not recognize them as operating expenses for the eleventh fiscal period.
B) For building maintenance and repairs, MHR recorded the estimated required amount for the respective fiscal period (41 million yen). However, please note that the actual expenses for maintenance and repairs in the respective fiscal period may differ materially from estimated amounts due to various reasons. For example, an unforeseeable event may cause serious damage to a building and emergency repairs may be required as a consequence. Also, maintenance and repairs are expenses that are not accrued on a regular basis and the amount of variation may vary significantly from one period to the next.
C) Depreciation and amortization, which are calculated using the straight-line method with future additional capital expenditures taken into account, are expected to be 636 million yen.
D) 199 million yen is expected for property management fees.
290 million yen is expected for the operating expenses other than expenses related to rent business (asset management fee, asset custody fee, administrative service fees, etc.).
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<tr><td>Non-Operating Expenses</td><td>MHR expects to incur 852 million yen in interest expenses and 272 million yen in borrowing expenses.</td></tr>
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Item	Assumptions
Interest-Bearing Debt	• MHR assumes that of the balance of loans payable outstanding as of today of 82,112 million yen, 17,000 million yen remaining of a long-term loan payable (due for repayment on August 31, 2011), 5,500 million yen remaining of a short-term loan (due for repayment on August 31, 2011), 2,000 million yen remaining of a long-term loan (due for repayment on November 30, 2011) and 3,000 million yen remaining of a long-term loan (due for repayment on November 30, 2011) will be refinanced in the entire amount. MHR also assumes that an agreed repayment of 50 million yen of the 1,800 million yen remaining of a long-term loan (due for repayment on March 27, 2012) and 62 million yen of the 2,312 million yen remaining of a long-term loan (due for repayment on November 30, 2013) will be concluded, resulting in the balance as of the end of the eleventh fiscal period (ending January 31, 2011) to be 82,000 million yen. • MHR assumes that there will be no change in current balance of investment corporation bonds of 25,000 million yen during the eleventh fiscal period (ending 31, January 2012).
Issuance of Investment Units	• The number of investment units outstanding as of today was 231,520 units. MHR assumes that there will be no additional issuance of investment units until the end of the eleventh fiscal period (January 31, 2012).
Dividend per Unit (excluding dividend in excess of earnings)	• Dividend per unit is calculated based on the assumption that MHR will make distributions in accordance with its cash distribution policy as outlined in its Articles of Incorporation. • Dividend per unit may vary due to numerous factors, including changes in the investment portfolio, changes in rent income caused by the moving-in/out of tenants, unplanned repairs, changes in interest rates, or additional issuance of new investment units.
Dividend in Excess of Earnings per Unit	• MHR assumes at present that it will not make any cash distributions in excess of earnings (dividend in excess of earnings per unit).
Other	• MHR assumes that there will be no amendments to legislation, taxation, accounting standards, listing regulations, Investment Trusts Association rules, etc. that would affect the above forecasts. • MHR assumes that there will be no unforeseen material changes in general economic conditions, the real estate market, etc.