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For Translation Purposes Only

Real Estate Investment Fund Issuer:
Mori Hills REIT Investment Corporation
(Securities Code: 3234)
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MHR Announces Information on Borrowings

Mori Hills REIT Investment Corporation (hereinafter “MHR”) resolved at its Board of Directors’ meeting held today the following with regard to agreements on borrowings (hereinafter “Borrowings”), which are to be allocated to the refinancing of 12,500 million yen in short-term and 2,000 million yen and 3,000 million yen in long-term borrowings that mature on November 30, 2011 (hereinafter “Existing Short-term or Long-term borrowings”).

1. Content of Borrowings

(1) Long-term borrowings (maturity of 3 years)

- a) Lenders (planned): The Bank of Tokyo-Mitsubishi UFJ, Ltd., Mizuho Corporate Bank, Ltd., Mitsubishi UFJ Trust and Banking Corporation, Sumitomo Mitsui Banking Corporation, and The Sumitomo Trust and Banking Co., Ltd.
- b) Borrowing amount: 12,500 million yen
- c) Interest rate: Base Interest Rate (1-month JBA Japanese Yen TIBOR) (Note) + 1.20%
- d) Scheduled drawdown date: November 30, 2011
- e) Method of borrowing: MHR will enter into loan agreements on November 28, 2011 with the lenders (planned) listed above in a).
- f) Interest payment date: The first payment date shall be the last day of December 2011 and subsequent payment dates shall be the last day of every month thereafter (However, if such date is not a business day, the next business day shall be the payment date. If this next business day falls into the following month, the business day immediately prior shall be the payment date.)
The last payment date shall be the principal repayment date.
- g) Principal repayment date: November 30, 2014 (However, if such date is not a business day, the next business day shall be the payment date. If this next business day falls into the following month, the business day immediately prior shall be the payment date.)
- h) Method of repayment: To be repaid in full on the principal repayment date
- i) Collateral: Unsecured/Unguaranteed

- (2) Long-term borrowings (maturity of 2.5 years)
- a) Lenders (planned): The Bank of Fukuoka, Ltd.
 - b) Borrowing amount: 2,000 million yen
 - c) Interest rate: Base Interest Rate (1-month JBA Japanese Yen TIBOR) (Note) + 1.15%
 - d) Scheduled drawdown date: November 30, 2011
 - e) Method of borrowing: MHR will enter into a loan agreement on November 28, 2011 with the lender (planned) listed above in a).
 - f) Interest payment date: The first payment date shall be the last day of December 2011 and subsequent payment dates shall be the last day of every month thereafter (However, if such date is not a business day, the next business day shall be the payment date. If this next business day falls into the following month, the business day immediately prior shall be the payment date.).
The last payment date shall be the principal repayment date.
 - g) Principal repayment date: May 31, 2014 (However, if such date is not a business day, the next business day shall be the payment date. If this next business day falls into the following month, the business day immediately prior shall be the payment date.).
 - h) Method of repayment: To be repaid in full on the principal repayment date
 - i) Collateral: Unsecured/Unguaranteed

- (3) Long-term borrowings (maturity of 2.5 years)
- a) Lenders (planned): The Norinchukin Bank
 - b) Borrowing amount: 3,000 million yen
 - c) Interest rate: Base Interest Rate (1-month JBA Japanese Yen TIBOR) (Note) + 1.15%
 - d) Scheduled drawdown date: November 30, 2011
 - e) Method of borrowing: MHR will enter into a loan agreement on November 28, 2011 with the lender (planned) listed above in a).
 - f) Interest payment date: The first payment date shall be the last day of December 2011 and subsequent payment dates shall be the last day of every month thereafter (However, if such date is not a business day, the next business day shall be the payment date. If this next business day falls into the following month, the business day immediately prior shall be the payment date.).
The last payment date shall be the principal repayment date.
 - g) Principal repayment date: May 31, 2014 (However, if such date is not a business day, the next business day shall be the payment date. If this next business day falls into the following month, the business day immediately prior shall be the payment date.).
 - h) Method of repayment: To be repaid in full on the principal repayment date
 - i) Collateral: Unsecured/Unguaranteed

(Note) Base interest rates to be applied 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/>).

2. Purpose of Borrowings

For allocation to the refinancing of the Existing Short-term Borrowings (Please refer to “MHR Announces Information on Borrowings” disclosed on August 26, 2011 for details.) and the Existing Long-term Borrowings (Please refer to “MHR Announces Information on Borrowing” disclosed on September 14, 2009 and “MHR Announces Information on Borrowing” disclosed on November 25, 2009 for details.).

3. Amount of Funds to be Procured, Specific Use of Funds and Planned Payment Period

- (1) Amount of funds to be procured: 17,500 million yen
- (2) Specific use of funds to be procured and planned payment period
 - a) Specific use of funds to be procured: Allocation to the refinancing of the Existing Short-term and Long-term Borrowings
 - b) Amount: 17,500 million yen
 - c) Planned payment period: November 30, 2011

4. Borrowings, etc. after the Borrowings

(unit: millions of yen)

| | Before the Borrowings | After the Borrowings | Change |
|--|-----------------------|----------------------|----------|
| Short-term borrowings | 29,500 | 17,000 | (12,500) |
| Long-term borrowings | 52,562.5 | 65,000 | 12,437.5 |
| Total borrowings | 82,062.5 | 82,000 | (62.5) |
| Investment corporation bonds | 25,000 | 25,000 | 0 |
| Total of borrowings and investment corporation bonds | 107,062.5 | 107,000 | (62.5) |
| Total interest-bearing debt | 107,062.5 | 107,000 | (62.5) |

(Note1) Long-term borrowings include the current portion of long-term loans payable.

(Note2) The decrease in long-term borrowings of 62.5 million yen reflects a previously agreed to repayment of principal to the Development Bank of Japan Inc. during the period.

5. Other Items Required for Investors to Appropriately Understand/Judge the Concerned Information

There are no changes to the content of “Investment Risks” indicated in the Semiannual Securities Report (Japanese) for the tenth fiscal period ended July 31, 2011 as a result of the Borrowings.

- 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/>