

For Translation Purposes Only

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.  
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MHR Announces Transaction with Interested Party (Mori Building Co., Ltd.)

Mori Hills REIT Investment Corporation (MHR) announced the following transaction that is to be conducted with Mori Building Co., Ltd., and which falls under the definition of a transaction with an interested party, etc. as stipulated in the Law Concerning Investment Trusts and Investment Corporations.

1. Overview of Transaction with Interested Party, etc.

MHR will renew a Memorandum on Self Use with Mori Building Co., Ltd. concerning MHR's portfolio property below. The memorandum allows Mori Building, the master lessee of the property, to use a portion of the property for its own purposes.

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|-------------------------------|--|
| (1) Leased property:          | Koraku Mori Building   |
| (2) Leased space:             | A portion of the second floor                                  |
| (3) Leased floor area:        | 365.27 m <sup>2</sup> (110.4 tsubo)                            |
| (4) User:                     | Mori Building Co., Ltd.  |
| (5) Purpose of use:           | To continue shop operation under a shop operations consignment |
| (6) Use:                      | Shop (work cafeteria: Koraku Kizenbo)                          |
| (7) Rent (monthly):           | 5% of shop revenues (same terms as before renewal)             |
| (8) Deposit:                  | None (same terms as before renewal)                            |
| (9) Lease term after renewal: | April 1, 2012 – March 31, 2014 (two years)                     |
| (10) Date of execution:       | To be executed by March 31, 2012                               |

Note: The above figures have been taken from the contract. MHR owns the Property's trust beneficiary rights totaling 80% of the entire trust assets.

## 2. Overview of Interested Party, etc.

Name	Mori Building Co., Ltd.
Location of headquarters	6-10-1 Roppongi, Minato-ku, Tokyo
Representative	Shingo Tsuji, President & CEO
Scope of business	General developer
Capital	67,000 million yen (as of March 31, 2011)
Established	June 2, 1959
Relationship with MHR and asset manager	Mori Building is the main unitholder (21.1% stake) of MHR. Mori Building is also the wholly owning parent company (100% stake) of the Asset Manager, and thus constitutes an interested party, etc. as defined in the Law Concerning Investment Trusts and Investment Corporations (Investment Trust Law).

## 3. Procedures Concerning Transaction with Interested Party, etc.

To comply with applicable laws and regulations and with the asset management agreement, as well as to prevent the interests of MHR from being negatively impacted, the Asset Manager has taken steps pursuant to the Related Parties Transaction Guidelines.

- 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/>