

For Translation Purposes Only

Real Estate Investment Fund Issuer:
Mori Hills REIT Investment Corporation
(Securities Code: 3234)
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MHR Announces Conclusion of Interest Rate Swap Agreement

Mori Hills REIT Investment Corporation (hereinafter “MHR”) has concluded an interest rate swap agreement on November 28, 2012, as follows.

1. Purpose of Entering an Interest Rate Swap Agreement

In order to hedge the risk of fluctuation of interest rate payments by converting to a virtual fixed rate for the long-term borrowings (maturity of 3 years) for 9,500 million yen disclosed in the press release “MHR Announces Information on Borrowings” dated November 26, 2012.

2. Details of the Interest Rate Swap Agreement (maturity of 3 years)

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|-------------------------------|---|
| a) Counterparty: | Shinsei Bank, Limited. |
| b) Notional principal amount: | 9,500 million yen |
| c) Interest rate: | Fixed interest rate payable at 0.19000%
Floating interest rate receivable will be 1-month JBA
Japanese Yen TIBOR |
| d) Date of the agreement: | November 28, 2012 |
| e) Commencement date: | November 30, 2012 |
| f) Termination date: | November 30, 2015 (Note) |
| g) Interest payment date: | The first interest payment date shall be the last day of
December 2012 and subsequent interest payment dates shall
be the last day of every month thereafter (Note). The last
interest payment date shall be the termination date. |

(Note) However, if any of the above termination or interest payment dates is not a business day, the next business day shall be the termination or interest payment date. If this next business day falls into the following month, the business day immediately before shall be the termination or interest payment date.

Due to the interest rate swap agreement, the virtual interest rate for long-term borrowings (maturity of 3 years) for 9,500 million yen (equivalent to said notional principal amount) mentioned in Section 1 above will be 1.04000%.

- 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/>