

For Translation Purposes Only

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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 today, as follows.

1. Purpose of Entering an Interest Rate Swap Agreement

To hedge the risk of fluctuation in interest rate payments by converting to a virtual fixed rate for the long-term loans payable (maturity of 4 years) of 1,978 million yen disclosed in the press release “MHR Announces Information on Borrowings” dated May 27, 2013.

2. Details of the Interest Rate Swap Agreement (maturity of 4 years)

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|-------------------------------|---|
| a) Counterparty: | Sumitomo Mitsui Trust Bank, Limited |
| b) Notional principal amount: | 1,978 million yen |
| c) Interest rate: | Fixed interest rate payable at 0.49600%
Floating interest rate receivable will be 1-month JBA
Japanese Yen TIBOR |
| d) Date of the agreement: | May 29, 2013 |
| e) Commencement date: | May 31, 2013 |
| f) Termination date: | May 31, 2017 (Note) |
| g) Interest payment date: | The first interest payment date shall be the last day of June
2013 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 loans payable (maturity of 4 years) for 1,978 million yen (equivalent to said notional principal amount) mentioned in Section 1 above will be 0.74600%.

- 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/>