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For Translation Purpose Only

MID REIT, Inc.
1-4-4 Doujimahama, Kita-ku, Osaka
Yukinobu Izumi
Executive Officer
(Securities Code: 3227)

Inquiries:
MID REIT Management Co., Ltd.
Hiroshi Uemura
Director
General Manager, Planning & Finance Division
TEL. +81-6-6456-0700

Notice of MID REIT, Inc. Public Listing

MID REIT, Inc. (hereafter “MID REIT”) today announces its public listing with Tokyo Stock Exchange, Inc. (Tokyo Stock Exchange) on the real estate investment trust market.

MID REIT emphasizes investment in the Osaka area¹, a region believed to possess great potential for growth as one of Japan’s preeminent regions in terms of economic scale. Taking into account the region’s market size and its numerous opportunities, MID REIT concentrates on office buildings as investment targets.

Also, as MID REIT aims to secure stable revenue from the medium- to long-term perspective, it positions large-scale office properties that are located within Osaka’s foremost business district, the Osaka Business Park (OBP), at the center of its initial property portfolio.

MID REIT has established its business base in the Osaka area and maintains a policy of fully utilizing its collective strengths, which include an expansive business network and experience in buying and selling, brokerage, development, operation, and management of office buildings owned by the MID Group²—an entity with a proven history in real estate development and operation management.

Notes:

1. Defined as Osaka Prefecture, Hyogo Prefecture and Kyoto Prefecture
2. Parent organization of the asset management company MID REIT Management Co., Ltd. and known as the MID Urban Development Co., Ltd. and its group companies.

Note: This press release provides information regarding MID REIT’s public listing, and is not prepared as an inducement or invitation for investment. All readers are advised to consult their own investment advisors before investing in MID REIT. Investment decisions are investors’ sole discretion and responsibility and are made at their own risk. MID REIT and its affiliates disclaim any responsibility or liability for the consequence of investment in MID REIT.



MID REIT will promptly move forward with plans to acquire nine beneficial interests in real estate held in trust, which includes the Twin 21, a large-scale office building and the OBP's symbol, using funds procured through debt financing and the new issue of investment units. The planned acquisition price of these interests collectively is approximately ¥146,450 million.

Based on the forgoing objectives and with a medium- to long-term view toward the future, MID REIT and MID REIT Management Co., Ltd. together will strive to maximize unitholder value through investment operations that aim for steady property portfolio growth and a stable revenue base.

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