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**For Translation Purpose Only**

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### **Notice Regarding the Conclusion of a Basic Credit Line Agreement**

MID REIT, Inc. (hereafter “MID REIT”) today announces the conclusion of a basic credit line agreement.

#### **1. Reason for Concluding a Basic Credit Line Agreement (Uncommitted Base)**

To fund future acquisitions of new property and payment of related expenses

#### **2. Credit Line Details**

- (1) Lenders: Mizuho Corporate Bank, Ltd., The Sumitomo Trust and Banking Co., Ltd., Sumitomo Mitsui Banking Corporation and Shinsei Bank Limited
- (2) Commitment line limit: ¥10.0 billion
- (3) Interest rate: To be decided upon conclusion of each individual credit line agreement detailed in item (5) below.
- (4) Possible borrowing period: August 31, 2006 through August 31, 2007, and in principle, automatically renewable annually
- (5) Borrowing method: Pursuant to the basic agreement for the establishment of credit lines, borrowing methods will vary according to individual credit line contracts agreed upon with lenders described in item (1) above.
- (6) Collateral: Secured and guaranteed

#### **3. Interests of the Asset Management Company in Regard to Debt Financing**

None

Note: This press release provides information regarding MID REIT's basic credit line agreement with financial institutions, 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.