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For Translation Purpose Only

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Notice Concerning Debt Financing (Determination of Interest Rates)

MID REIT, Inc. (hereafter "MID REIT") announces today the finalized interest rates, as outlined below, for the borrowings announced on August 29, 2006 ("Term Loans").

| Loan Type | Borrowing Date | Amount | Repayment Date (Note 1) | Applicable Period | Interest Rate (p.a.) |
|---------------------------------|-----------------|---------------|-------------------------|--------------------------------------|----------------------|
| Term Loan (Two-year contract) | August 31, 2006 | ¥21.3 billion | August 31, 2008 | From March 31, 2007 to June 29, 2007 | 0.97545% |
| Term Loan (Three-year contract) | | ¥20.0 billion | August 31, 2009 | From March 31, 2007 to June 29, 2007 | 1.02545% (Note 2) |
| Term Loan (Four-year contract) | | ¥20.0 billion | August 31, 2010 | From March 31, 2007 to June 29, 2007 | 1.07545% (Note 3) |

Notes:

1. Repayment day shall be the day immediately following any repayment day if such repayment day is not a business day. However, the repayment day shall be the day preceding repayment day if such repayment day falls into the next month.
2. In accordance with the interest-rate swap agreement with the notional amount of ¥20 billion executed on August 29, 2006, the actual interest rate for said amount is 1.447% (p.a.) up to the repayment date.
3. In accordance with the interest-rate swap agreement with the notional amount of ¥20 billion executed on August 29, 2006, the actual interest rate for said amount is 1.699% (p.a.) up to the repayment date.

Interest rates after June 30, 2007 will be announced when they are determined.

Note: This press release provides information regarding MID REIT's debt financing, 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.