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For Translation Purpose Only

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Notice Regarding Acquisition of Silent Partnership Interests

MID REIT, Inc. (hereafter “MID REIT”) today announced its decision to acquire the following asset, detailed below.

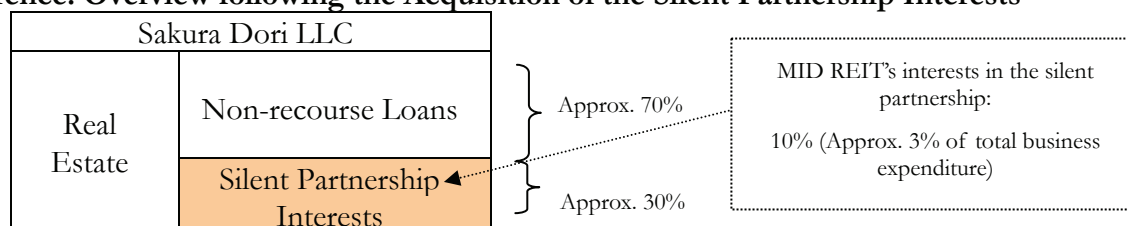
1. Acquisition Overview

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|---------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (1) Asset to be acquired | Interests in a real estate-related silent partnership |
| (2) Type of securities | Interests in a silent partnership (hereafter “Silent Partnership Interests”) (Note) |
| (3) Acquisition price
(Amount of capital contribution) | ¥211 million maximum in total, comprising 10% of Silent Partnership Interests |
| (4) Acquisition date
(Dates and amounts of capital contribution) | November 29, 2007
1. November 29, 2007 ¥101 million
2. January 30, 2008 (planned) ¥1 million max.
3. September 29, 2008 (planned) ¥37 million max.
4. February 26, 2009 (planned) ¥72 million max. |
| (5) Receiver of capital contributions | A silent partnership operated by Sakura Dori Development Limited Liability Company (hereafter “Sakura Dori LLC”) (for details, please refer to 5. Overview of the Receiver of Capital Contributions) and detailed under 3. Silent Partnership Agreement Overview |
| (6) Scheduled contract date | November 29, 2007 |
| (7) Acquisition funding | Private funding (planned) |



Note: The Silent Partnership Interests is operated by Sakura Dori LLC, the party that plans to develop the Sakura Dori MID Building (tentative name) (hereafter “the Property”). MID REIT will make four separate capital contributions in this silent partnership, as described in (4) above. In conjunction with the execution of a silent partnership agreement, MID REIT shall have preferential negotiating rights for the acquisition of the trust beneficiary interests in the Property over a six-month period commencing upon completion of the Property’s construction.

Reference: Overview following the Acquisition of the Silent Partnership Interests



2. Reason for Acquisition

The acquisition is being conducted in order to enhance MID REIT’s property portfolio in accordance with the targeted assets and investment policies stipulated in its Articles of Incorporation.

In addition, the following points relating to the Property were considered advantageous in the decision to acquire the Silent Partnership Interests.

(1) Location

The Property is located in Nagoya City’s Marunouchi area, a prominent central business district on par with the city’s Meieki area, Sakae area and Fushimi area. Facing Sakura Avenue, one of Nagoya City’s major arteries, the Property boasts exceptional transportation access and is situated four-minutes’ walking distance from Marunouchi Station on the Nagoya Municipal Subway Sakura-dori and Tsurumai lines, Hisaya-odori Station on the Nagoya Municipal Subway Sakura-dori and Meijo lines, as well as within walking distance from Sakae Station and Fushimi Station on the Nagoya Municipal Subway Higashiyama Line. The area surrounding the Property accommodates many mid- to high-rise office buildings along Sakura Avenue, which connects the Meieki area with the northern part of the Sakae area. A high concentration of federal, city and prefectural government-related offices is located to the north. Given these factors, the area can be characterized as an excellent business district with superior transportation access, and MID REIT expects it will remain in high demand among prospective tenants.

(2) Building Features

According to the development plan as of the date of this press release, each floor of the Property’s rental area features approximately 230 *tsubo* (760 m²) of office space that can be divided into smaller segments, which is expected to provide for a range of tenant needs. The Property is also expected to offer the advanced features required by today’s tenants, including a ceiling height of 2.8 m, office-automation (OA) floors with 10-cm of free space for wires and computer cables and other office equipment, an average floor-load capacity of 500 kg/m² and 800 kg/m² in some sections, air conditioning that can be regulated by each individual office segment, and electrical capacity of 50 VA/m². With these attractive features, the Property rates as a highly competitive facility.

(3) Preferential Negotiating Rights

Upon the execution of an agreement concerning its capital contributions to the silent partnership, MID REIT will obtain preferential negotiating rights for acquiring trust

Note: This press release provides information regarding MID REIT’s “Notice Regarding Acquisition of Silent Partnership Interests,” 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 made at each investor’s sole discretion and responsibility and are made on an “own risk” basis. MID REIT and its affiliates disclaim any responsibility or liability for consequences relating to investment in MID REIT.

beneficiary interests in the Property. The preferential negotiating rights will be in effect over a six-month period after completion of the Property's construction.

3. Overview of the Silent Partnership Agreement

Operator	Sakura Dori Development Limited Liability Company
Primary business	Acquisition of surface rights and creation of a trust for the Property's land; holding of trust beneficiary interests in the Property; construction of the Property's building and additional creation of a trust after construction; transfer, sale, collateral pledging and disposition of the trust beneficiary interests; and other operations concerning the Property
Date of dissolution	February 28, 2010 (may be extended in certain cases)
Paid-in capital	¥211 million maximum (refer to 1. Acquisition Overview (4) Acquisition dates (Date of capital contribution) and amounts)

4. Details of the Property

The following table provides an overview of the Property. The categories of "planned construction date," "use," "structure" and "area (building)" are provided in accordance with the project plans as of the date of this press release and may be subject to change in the future.

Property name		Sakura Dori MID Building (tentative name)
Location (Lot number) (Note 1)	Address	3-2314 Marunouchi, Naka-ku, Nagoya City, Aichi Prefecture
	Residential	Not determined
Transportation		Four-minutes' walking distance from Marunouchi Station on the Nagoya Municipal Subway Sakura-dori and Tsurumai lines and Hisaya-odori Station on the Nagoya Municipal Subway Sakura-dori and Meijo lines
Planned construction date		Commencement: Early December 2007 Completion: Late February 2009
Use		Offices
Structure		Steel, 13 floors, one-story tower
Area	Land (Note 1)	1,662.49 m ²
	Building	Total floor area: 14,933 m ² Total leasable floor area: 9,803 m ²
Type of ownership	Land	Surface rights
	Building	Fee simple
Floor-area ratio/Building-to-land ratio (Note 2)		800%/100%
Special instructions		None
Total business expenditure (Total asset value)		¥7.2 billion (estimate)

Note 1: Figures for "location (lot number)," and "area" are based on registered data.

Note 2: "Floor-area ratio" refers to the ratio of the floor space area to the site area, as stipulated in Article 52 of the Building Standards Law. The value is specified in urban planning and based on zoning and other factors.

"Building-to-land ratio" refers to the ratio of the building area to the site area, as stipulated in Article 53 of the Building Standards Law. The value is specified in urban planning and based on zoning and other factors. The Property's building-to-land ratio was originally 80% because its location was within a commercial zone, but it was increased to 100% as an applicable building-to-land ratio because the building is fireproof and situated in a fire zone.



5. Overview of the Receiver of Capital Contributions

Company name	Sakura Dori Development Limited Liability Company
Headquarters location	1-4-22 Yaesu, Chuo-ku, Tokyo
Representative	Minoru Tanaka, Executive Officer, MDN Limited Liability Intermediary Corporation
Paid-in capital	Not shown, as MID REIT has not yet received permission to disclose this information from the receiver.
Capital contributors	Not shown, as MID REIT has not yet received permission to disclose this information from the receiver.
Primary businesses	<ol style="list-style-type: none"> 1. Acquisition, holding and sale of trust beneficiary interests in real estate based on trust agreements 2. Purchase, sale, development, leasing and management of real estate 3. Other work incidental to the operations described above
Relationship to MID REIT and the Asset Management Company	MID Urban Development Co., Ltd. plans to acquire interests in the silent partnership operated by Sakura Dori LLC and undertake development and asset management operations for Sakura Dori LLC. MID Urban Development is the parent company of the Asset Management Company, which undertakes asset management on behalf of MID REIT.

6. Interest of the Asset Management Company in the Property

With the aim of eliminating potential conflicts of interest and thereby enabling it to perform efficient asset management to the benefit of MID REIT's unitholders, the Asset Management Company has formulated internal regulations that provide guidelines for transactions between its sponsor companies and MID REIT. Under these internal regulations, Sakura Dori LLC, the receiver of the aforementioned capital contributions, does not fall under the category of a sponsor company.

7. Acquisition Schedule

November 29, 2007	Reached decision to acquire the Property
November 29, 2007	Execute a silent partnership agreement
November 29, 2007	Conduct the first capital contribution in the silent partnership
January 30, 2008	Conduct the second capital contribution in the silent partnership (planned)
September 29, 2008	Conduct the third capital contribution in the silent partnership (planned)
February 26, 2009	Conduct the fourth capital contribution in the silent partnership (planned)

8. Outlook

MID REIT has not revised the forecasts of its business results for the fiscal period ending December 31, 2007 (July 1, 2007 to December 31, 2007).

<Attachments>

- Attachment 1: Property Portfolio after Acquisition of the Property
- Attachment 2: Image of the Sakura Dori MID Building (Tentative Name)
- Attachment 3: Map of the Sakura Dori MID Building (Tentative Name) (Japanese Version)

Property Portfolio after Acquisition of the Property

Type	Region	Property number	Property name	Acquisition price (Millions of yen)	Percent of total portfolio (%)	Acquisition date
Office Property	Osaka area	1	Twin 21	68,700	45.0	Aug. 31, 2006
		2	Matsushita IMP Bldg.	24,600	16.1	Aug. 31, 2006
		3	Matsushita Denko Bldg.	7,620	5.0	Aug. 31, 2006
		4	Midosuji MID Bldg.	8,290	5.4	Aug. 31, 2006 Oct. 31, 2007
		5	Higashinoda MID Bldg.	2,300	1.5	Aug. 31, 2006
		10	MID Imabashi Bldg.	3,270	2.1	Apr. 3, 2007
	Tokyo metropolitan area, Government-designated cities (excluding the Osaka area) and other major cities	11	MID Midosujikawaramachi Bldg.	2,000	1.3	May 16, 2007
		6	Kyobashi MID Bldg.	5,690	3.7	Aug. 31, 2006
			7	MID Shibakanasugibashi Bldg.	1,160	0.8
Subtotal (9 properties)				123,630	81.1	
Real estate other than office properties	Osaka area	8	Konami Sports Club Kyobashi	2,780	1.8	Aug. 31, 2006
	Tokyo metropolitan area, Government-designated cities (excluding the Osaka area) and other major cities	9	AEON Tsudanuma Shopping Center	26,100	17.1	Aug. 31, 2006
	Subtotal (2 properties)				28,880	18.9
Total (11 properties)				152,510	100.0	

Note 1: Percentages presented in the table above have been rounded to the nearest decimal place. Accordingly, the sum of the figures may not add up to 100.0%.

Note 2: Twin 21 is listed as one property consisting of the structure and limited proprietary rights to applicable land.

Note 3: The Midosuji MID Building is listed as one property consisting of the structure and its adjacent land.

Note 4: In addition to the portfolio properties listed in the table above, MID REIT acquires a 10% interest in



the aforementioned silent partnership operated by Sakura Dori LLC on November 29, 2007, at the acquisition price of ¥101 million.

Image of the Sakura Dori MID Building (Tentative Name)



Note: The Property is scheduled for development by Sakura Dori LLC, the operator of the silent partnership in which MIDREIT expects to acquire interests. MID REIT will obtain preferential negotiating rights for the acquisition of the trust beneficiary interests in the Property after the completion of construction. However, MID REIT has neither determined nor agreed to acquire the Property or the trust beneficiary interests.

Map of the Sakura Dori MID Building (Tentative Name) (Japanese Version)

