



March 25, 2008

For Translation Purpose Only

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

MID REIT Management Co., Ltd.
Nobuo Moroizumi
President and CEO

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

**Notice Regarding Revision of Business Results
For The 4th Fiscal Period, Ending June 30, 2008,
and The 5th Fiscal Period Ending December 31, 2008**

MID REIT, Inc. (hereafter “MID REIT”) announces that it has revised its business results forecasts for the 4th fiscal period ending June 30, 2008 and the 5th fiscal period ending December 31, 2008. These forecasts were released on February 22, 2008 in the “Financial Report for the 3rd Fiscal Period (July 1, 2007 to December 31, 2007)”. Brief details of the revisions are as follows.

1. Revised Business Results Forecast for the Fiscal Period Ending June 30, 2008
(4th Fiscal Period: January 1, 2008–June 30, 2008)

	Operating revenues	Operating Income	Ordinary income	Net income	Distributions per unit	Distributions in excess of earnings per unit
Previous forecast (A)	¥6,300 million	¥2,778 million	¥2,282 million	¥2,280 million	¥12,417	—
Revised forecast (B)	¥7,652 million	¥3,776 million	¥3,241 million	¥3,239 million	¥17,644	—
Difference (B–A)	¥1,351 million	¥997 million	¥959 million	¥959 million	¥5,227	—
Percentage change	21.4%	35.9%	42.0%	42.1%	42.1%	—

Reference:

Fiscal period ending June 30, 2008: Number of investment units issued and outstanding: 183,625



2. Revised Business Results Forecast for the Fiscal Period Ending December 31, 2008
(5th Fiscal Period: July 1, 2008–December 31, 2008)

	Operating revenues	Operating Income	Ordinary income	Net income	Distributions per unit	Distributions in excess of earnings per unit
Previous forecast (A)	¥6,388 million	¥2,806 million	¥2,260 million	¥2,258 million	¥12,300	–
Revised forecast (B)	¥6,482 million	¥2,886 million	¥2,288 million	¥2,286 million	¥12,452	–
Difference (B–A)	¥93 million	¥79 million	¥27 million	¥27 million	¥152	–
Percentage change	1.5%	2.8%	1.2%	1.2%	1.2%	–

Reference:

Fiscal period ending December 31, 2008: Number of investment units issued and outstanding: 183,625

3. Reason for Revision

As announced in the “Notice Regarding Acquisition of Property (Kitahama MID Building)” and the “Notice Regarding Transfer of Property (Kyobashi MID Building),” both of which are dated March 25, 2008, MID REIT has decided to acquire a property and sell a property, and it is based on a review of assumptions, including operating revenues, operating expenses, and non-operating expenses. Please refer to the annex to this press release for the assumptions for business results forecasts for the 4th and 5th fiscal periods. For details regarding planned property acquisition, please refer to “Notice Regarding Acquisition of Property (Kitahama MID Building)” separately announced today, and for details regarding planned transfer of property, please refer to “Notice Regarding Transfer of Property (Kyobashi MID Building)” separately announced today.

Notes:

1. The business results forecasts presented herein are current expectations calculated based on the assumptions described in the annex to this press release. Actual operating revenues, operating income, ordinary income, net income and distributions per unit may differ substantially from the forecasts due to changes in the operating environment and other factors, including future acquisition or disposition of properties and fluctuations in the real estate and other markets. Furthermore, the MID REIT does not guarantee the amount of the distributions.
2. MID REIT reserves the right to revise the aforementioned forecasts in the event that a significant discrepancy between actual results and forecasts is anticipated.
3. Figures below the specified unit are rounded down. Ratios are rounded off to the first decimal place.



(ANNEX)

Assumptions Regarding Business Results Forecasts
for the 4th Fiscal Period, Ending June 30, 2008,
and the 5th Fiscal Period, Ending December 31, 2008

Item	Assumption(s)
Property portfolio	<ul style="list-style-type: none"> • The business results forecasts presented herein are based on the assumption that MID REIT will own 11 properties subsequent to the sale of the Kyobashi MID Building, scheduled for April 17, 2008 and the acquisition of the Kitahama MID Building, scheduled for April 24, 2008, and that it will neither acquire new properties nor sell existing portfolio properties before December 31, 2008. • Forecasts may be revised due to changes in the property portfolio and other factors.
Operating revenues	<ul style="list-style-type: none"> • Rental business revenue was calculated with due consideration given to the operating environment as well as the characteristics of individual properties that are described in applicable lease agreements effective as of March 25, 2008. • Operating revenues were calculated assuming no tenant defaults or non-payments of rent. • Operating revenues factor in proceeds of ¥1,365 million from the sale of the Kyobashi MID Building, which is scheduled for the fiscal period ending June 30, 2008.
Operating expenses	<ul style="list-style-type: none"> • Lease business expenses (other than depreciation and amortization costs) in operating expenses are calculated to reflect expense fluctuation factors based on historical performance values. • Generally, in the buying and selling of real estate, property taxes and city planning taxes (hereinafter “property taxes, etc.”) are calculated by the previous owner and apportioned by term and paid at the time of the acquisition. However, because the value of these taxes is included in the acquisition cost, they are not recorded as expenses. Consequently, property taxes, etc. for the Kitahama MID Building will not be recorded as expenses in the fiscal period ending June 30, 2008 and ending December 31, 2008. In addition, property taxes, etc. in the amount of ¥563 million are expected as expenses in the fiscal period ending June 30, 2008, and property taxes, etc. in the amount of ¥570 million are expected as expenses in the fiscal period ending December 31, 2008. • An amount deemed necessary for building repair costs is recorded as expenses each business term. In addition, because difficult-to-predict repair costs resulting from damage to buildings can occur, please note that this could result in



	<p>expenses that are much higher than forecasted.</p> <ul style="list-style-type: none"> • Depreciation and amortization expenses, including associated costs and future capital expenditures, are calculated based on the straight-line method. MID REIT estimates approximately ¥912 million and ¥958 million for the amounts of the depreciation and amortization expenses for the fiscal periods ending June 30, 2008 and December 31, 2008, respectively.
Non-operating expenses	<ul style="list-style-type: none"> • An interest payment of ¥485 million and ¥538 million are expected in the fiscal period ending June 30, 2008 and fiscal period ending December 31, 2008.
Debt	<ul style="list-style-type: none"> • After the acquisition of the Kitahama MID Building, MID REIT expects its interest bearing debt ratio to hover around 38% for the fiscal period ending June 30, 2008 and remain on the same level for the fiscal period ending December 31, 2008. <p style="text-align: center;">Interest bearing debt ratio = Interest bearing debt at period-end / Total assets at period-end x 100</p> <ul style="list-style-type: none"> • Distributions per unit may fluctuate, reflecting changes in interest payments due to shifts in the balance of MID REIT's borrowings.
Number of investment units issued and outstanding	<ul style="list-style-type: none"> • We are assuming that 183,625 investment units were issued and are outstanding as of the date of this press release and that no additional investment units will be issued before December 31, 2008.
Distributions per unit	<ul style="list-style-type: none"> • Distributions per unit were calculated assuming a cash distributions policy as set forth in the Articles of Incorporation of MID REIT. • Distributions per unit could change due to various factors, including the transfer of portfolio assets, changes in rental income associated with tenant vacancies, unexpected repairs, fluctuating interest rates, and the issuance of additional investment units.
Distributions in excess of earnings per unit	<ul style="list-style-type: none"> • We assume that there will be no cash distributions (distributions in excess of earnings per unit) in excess of earnings.
Other	<ul style="list-style-type: none"> • We assume that no changes will be made to laws, the tax system, listing rules, and the Investment Trust Association's regulations affecting the aforementioned forecasts. • We assume that there will be no major and unforeseen changes in general economic trends, real estate conditions, etc.