



April 22, 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 Concerning Debt Financing (Determination of Interest Rates)

MID REIT, Inc. (hereafter "MID REIT") announces today the finalized interest rates, as outlined below, for the borrowing announced on April 21, 2008 ("Term Loan").

1. Long-term debt (Term Loan) (Two-year contract)

Lenders: Mizuho Corporate Bank, Ltd., The Sumitomo Trust & Banking Co., Ltd., Sumitomo Mitsui Banking Corporation, The Nishi-Nippon City Bank, Ltd., Mitsubishi UFJ Trust and Banking Corporation and Aozora Bank, Ltd.

Borrowing Date	Amount	Repayment Date (Note 1)	Applicable Period	Interest Rate (p.a.)
April 24, 2008	¥11.0 billion	April 23, 2010	From April 24, 2008 to July 31, 2008	1.45500%

Notes:

1. Should this date not fall on a business day, the effective date will be the first business day following April 23, 2010. If this following business day falls into the next month, the effective date will be the business day immediately prior to April 23, 2010.

* The four-month TIBOR for Japanese Yen published by the Japanese Bankers Association shall be applied for the period between April 24, 2008 and July 31, 2008.

Interest rates after August 1, 2008 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.