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For Translation Purpose Only

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Notice Regarding the Move of a Major Tenant

MID REIT, Inc. (hereafter “MID REIT”) hereby announces that on April 30, 2008 it received a letter from a major tenant (hereafter, the “Tenant”) requesting the renegotiation of their rental contract. Details are as follows.

1. Overview of the Move of a Major Tenant (Decrease in Rented Space)

- (1) Tenant: Human Academy Co., Ltd.
- (2) Building: Midosuji MID Building
- (3) Space rented to the Tenant: 16,186.37 m²
- (4) Decrease in rented space: 5,579.80 m² (floors one to five)
- (5) Decrease as a percentage of total rented space for the entire portfolio: 2.0% (as of March 31, 2008)
- (6) Effective date of Contract Cancellation: March 31, 2009

Note: Details concerning rent, deposit, and other terms of the contract to be cancelled are not shown, as permission to disclose such information has not been received from the Tenant.

2. Details of Renegotiations

The Tenant currently leases the entire building. However, aiming to further improve the profitability of the property, MID REIT entered into negotiations with the Tenant, resulting in the return of the first to fifth floors to MID REIT so that the property can be changed to a multi-tenant leased building.

3. Outlook

No revisions will be made to the forecasts of business results for the periods ending June 30, 2008 and December 31, 2008, as a result of cancellation of the rental contract by the Tenant.

Note: This press release provides information regarding MID REIT’s “Notice Regarding the Move of a Major Tenant” 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 the investor’s sole discretion and responsibility and are made at their own risk. MID REIT and its affiliates disclaim any responsibility or liability for the consequences of investment in MID REIT.