



June 26, 2008

For Translation Purpose Only

MID REIT, Inc.
1-4-4 Dojimahama, Kita-ku, Osaka
Yukinobu Izumi
Executive Officer
(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 borrowings announced on August 29, 2006 ("Term Loans").

1. Current portion of long-term debt (Term Loan) (Two-year contract)

Lenders: Mizuho Corporate Bank, Ltd., The Sumitomo Trust & Banking Co., Ltd., Sumitomo Mitsui Banking Corporation, Shinsei Bank, Limited, Resona Bank, Limited., The Bank of Ikeda, Ltd., The Hyakugo Bank, Ltd., The Yamaguchi Bank, Ltd., Tokio Marine & Nichido Fire Insurance Co., Ltd.

| Borrowing Date | Amount | Repayment Date (Note 1) | Applicable Period | Interest Rate (p.a.) |
|-----------------|---------------|----------------------------|---|-------------------------|
| August 31, 2006 | ¥21.3 billion | August 31, 2008 | From July 1, 2008 to August 29, 2008 | 1.08333% (Note 2) |

2. Long-term debt (Term Loan) (Three-year contract)

Lenders: Mizuho Corporate Bank, Ltd., The Sumitomo Trust & Banking Co., Ltd., Sumitomo Mitsui Banking Corporation, Shinsei Bank, Limited, Resona Bank, Limited., Mitsubishi UFJ Trust and Banking Corporation, The Bank of Ikeda, Ltd., Sonpo Japan Insurance Inc.

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.



| Borrowing Date | Amount | Repayment Date (Note 1) | Applicable Period | Interest Rate (p.a.) |
|-----------------|---------------|----------------------------|--|----------------------------|
| August 31, 2006 | ¥20.0 billion | August 31, 2009 | From July 1, 2008 to September 30, 2008 | 1.19417% (Note 3) |

3. Long-term debt (Term Loan) (Four-year contract)

Lenders: Mizuho Corporate Bank, Ltd., The Sumitomo Trust & Banking Co., Ltd., Sumitomo Mitsui Banking Corporation, Shinsei Bank, Limited, Resona Bank, Limited., Aozora Bank, Ltd., The Bank of Ikeda, Ltd.

| Borrowing Date | Amount | Repayment Date (Note 1) | Applicable Period | Interest Rate (p.a.) |
|-----------------|---------------|----------------------------|--|----------------------------|
| August 31, 2006 | ¥20.0 billion | August 31, 2010 | From July 1, 2008 to September 30, 2008 | 1.24417% (Note 4) |

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. The two-month TIBOR for Japanese Yen published by the Japanese Bankers Association shall be applied.
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 1.447% (p.a.) up to the repayment date.
4. 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 October 1, 2008 will be announced when they are determined.