



August 22, 2008

**For Translation Purpose Only**

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## Notice Concerning Debt Financing

MID REIT, Inc. (hereafter “MID REIT”) today announced its decision to undertake debt financing. Brief details are as follows.

### 1. Rationale

Proceeds from the latest debt financing will be used for refinancing the borrowings that will reach maturity on August 31, 2008.

### 2. Details of Borrowing

#### I . Borrowings (2years contracts)

- |                               |   |
|-------------------------------|---|
| (1) Lenders:                  | The Hyakugo Bank, Ltd. and Shinkin Central Bank   |
| (2) Amount:                   | ¥3.5 billion  |
| (3) Interest Rate:            | TIBOR (Tokyo Interbank Offered Rate) for Japanese Yen published by the Japanese Bankers Association + 0.6% (Note)   |
| (4) Drawdown Date:            | August 29, 2008   |
| (5) Borrowing Method:         | The debt financing is based on a Basic Loan Agreement executed on August 29, 2006, and individual term loan agreements executed between MID REIT and the lenders listed in (1) above.   |
| (6) Interest Payment Dates:   | The first payment shall be November 28, 2008, followed by subsequent payments on the last business days in February, May, August and November of each year, as well as the principal repayment date.  |
| (7) Principal Repayment Date: | August 31, 2010 (Should this date not fall on a business day, the effective date will be the first business day following August 31, 2010. If this following business day falls into the next month, the effective date will be the business day immediately prior to August 31, 2010.) |
| (8) Repayment Method:         | Principal repayment in full on maturity   |
| (9) Collateral:               | Secured   |

Note: This press release provides information regarding MID REIT's “Notice Concerning 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 made at the 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.



## II. Borrowings (2years and 11months contracts)

- (1) Lenders: Mizuho Corporate Bank, Ltd.,  
The Sumitomo Trust & Banking Co., Ltd.,  
Sumitomo Mitsui Banking Corporation, Shinsei Bank, Limited,  
Resona Bank, Limited, Aozora Bank, Ltd, Shinkin Central Bank,  
The Bank of Ikeda, Ltd. and Yamaguchi Bank, Ltd.
- (2) Amount: ¥17.8 billion
- (3) Interest Rate: TIBOR (Tokyo Interbank Offered Rate) for Japanese Yen  
published by the Japanese Bankers Association + 0.8% (Note)
- (4) Drawdown Date: August 29, 2008
- (5) Borrowing Method: The debt financing is based on a Basic Loan Agreement  
executed on August 29, 2006, and individual term loan  
agreements executed between MID REIT and the lenders listed  
in (1) above.
- (6) Interest Payment Dates: The first payment shall be October 31, 2008, followed by  
subsequent payments on the last business days in January, April,  
July and October of each year, as well as the principal repayment  
date.
- (7) Principal Repayment Date: July 31, 2011 (Should this date not fall on a business day, the  
effective date will be the first business day following July 31,  
2011. If this following business day falls into the next month,  
the effective date will be the business day immediately prior to  
July 31, 2011.)
- (8) Repayment Method: Principal repayment in full on maturity
- (9) Collateral: Secured

(Note) The interest rate applicable to the first interest payment will be announced once it is determined.

### 3. Status of Debt after Debt Financing

(Billions of yen)

	Amount prior to Debt Financing	Amount after Debt Financing	Change
Short-Term Borrowings	—	—	—
Current Portion of Long-Term Borrowings	21.3	—	△21.3
Long-Term Borrowings	51.0	72.3	21.3
Total Borrowings	72.3	72.3	—
Investment Corporation Bonds	—	—	—
Total Interest-Bearing Debt	72.3	72.3	—

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