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For Translation Purpose Only

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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) (3years 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, Aozora Bank, Ltd., The Bank of Ikeda, Ltd., Sonpo Japan Insurance Inc.

Borrowing Date	Amount	Repayment Date (Note 1)	Applicable Period	Interest Rate (p.a.) (Note 2)
August 31, 2006	¥20.0 billion	August 31, 2009	From April 1, 2009 to June 30, 2009	1.01417% (Note 3)

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.



2. Long-term debt (Term Loan) (4years 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.) (Note 2)
August 31, 2006	¥20.0 billion	August 31, 2010	From April 1, 2009 to June 30, 2009	1.06417% (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 Three-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 July 1, 2009 will be announced when they are determined.