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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, Finance & Planning Division
TEL. +81-6-6456-0700

**Notice Regarding Revision of Business Results
for the 7th Fiscal Period Ending December 31, 2009**

MID REIT, Inc. (hereafter “MID REIT”) announces that it has revised its business results forecast for the 7th fiscal period, ending December 31, 2009. This forecast was originally released on February 17, 2009 as the “Forecast of Results for the 6th Fiscal Period, Ending June 30, 2009 and the 7th Fiscal Period, Ending December 31, 2009.” Brief details of the revisions are as follows.

1. Revised Business Results Forecast for the Fiscal Period Ending December 31, 2009
(7th Fiscal Period: July 1, 2009–December 31, 2009)

	Operating revenues	Operating income	Ordinary income	Net income	Distributions per unit	Distributions in excess of earnings per unit
Previous forecast (A)	¥6,401 million	¥2,546 million	¥1,786 million	¥1,784 million	¥9,715	—
Revised forecast (B)	¥6,290 million	¥2,465 million	¥1,593 million	¥1,591 million	¥8,665	—
Difference (B-A)	-¥110 million	-¥80 million	-¥192 million	-¥192 million	-¥1,050	—
Percentage change	-1.7%	-3.1%	-10.8%	-10.8%	-10.8%	—

Reference:

Fiscal period ending December 31, 2009: Forecast number of investment units issued and outstanding: 183,625



2. Reason for Revision

MID REIT announces the revision of the forecast, announced on February 17, 2009, as a result of reviewing its business results forecast for the 7th Fiscal Period, ending December 31, 2009. This revision was made due to an expected decrease in rental business revenue due to stagnant market conditions and increased non-operating expenses, including interest expenses, compared with the previous forecast.

Notes:

1. The business results forecasts presented herein are current expectations calculated based on certain assumptions. These assumptions are referred to in the Financial Report released with this notice today (August 17, 2009). Actual operating revenues, operating income, ordinary income, net income and distributions per unit may differ substantially from the forecasts due to changes in the operating environment and other factors, including future acquisition or disposition of properties and fluctuations in the real estate and other markets. Furthermore, MID REIT does not guarantee the amount of the distributions.
2. MID REIT reserves the right to revise the aforementioned forecasts should a significant discrepancy between actual results and forecasts be anticipated.
3. Figures below the specified unit are rounded down. Ratios are rounded off to the first decimal place.