



January 27, 2010

**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, Finance & Planning 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 April 21, 2008 and August 22, 2008 (“Term Loans”).

1. Current portion of long-term debt (Term Loan) (2 years contracts)  
Lenders: Mizuho Corporate Bank, Ltd., The Sumitomo Trust & Banking Co., Ltd., Sumitomo Mitsui Banking Corporation, The Nishi-Nippon City Bank, Ltd., Mitsubishi UFJ Trust and Banking Corporation and Aozora Bank, Ltd.

Borrowing Date	Amount	Repayment Date (Note 1)	Applicable Period	Interest Rate (p.a.) (Note 2)
April 24, 2008	¥11.0 billion	April 23, 2010	From January 30, 2010 to April 23, 2010	1.05545%

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) (2 years and 11 months contracts)

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.

Borrowing Date	Amount	Repayment Date (Note 1)	Applicable Period	Interest Rate (p.a.) (Note 2)
August 29, 2008	¥17.8 billion	July 31, 2011	From January 30, 2010 to April 30, 2010	1.25545% (Note 3)

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 ¥17.8 billion, the actual interest rate for said amount is 1.8257% (p.a.) up to the repayment date. Please refer to the August 27, 2008 press release entitled “Notice Concerning Interest-Rate Swap Agreement” for details.

Interest rates after May 1, 2010 will be announced when they are determined.