



MID REIT, Inc.

**Supplementary Material
for Press Releases on
Finance**

March 31, 2010

(Asset Management Company)
MID REIT Management Co., Ltd.

<http://www.midreit.jp/>

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Release of Security Interests pertaining to Existing Debt Financing

Security interests pertaining to existing debt financing were released and as a result, all existing debt financing has become non-secured and non-guaranteed

Conclusion of Several Agreements on Refinancing at Once

- **Concluded several agreements on refinancing loans worth 40 billion yen that will reach maturity during 2010 all at once**
Repayment Date: April 23, 2010, 11 billion yen; August 31, 2010, 29 billion yen
- **Diversified maturities of loans and brought about stability by taking out long-term loans**
Maturity: 2 years 11 months: 17.5 billion yen; 3 years 3 months: 11 billion yen; 4 years 11 months: 6.5 billion yen; 6 years 11 months: 5 billion yen
- **By standardizing principal repayment dates of loans to July 31, which is right before the reporting of financial results, we were able to realize a more smooth disclosure environment**
- **Diversified lenders by adding new banks**
Existing Banks: Mizuho Corporate Bank, Sumitomo T&B, Sumitomo Mitsui Banking Corporation, Aozora Bank, Shinsei Bank, Resona Bank, Mitsubishi UFJ T&B, Shinkin Central Bank, Bank of Ikeda, Hyakugo Bank, The Nishi-Nippon City Bank and The Yamaguchi Bank
New Banks: Development Bank of Japan, The Minato Bank and The Nanto Bank

We implemented our first refinancing after MID Group became a consolidated subsidiary of Kansai Electric Power Co., Inc.

Details on Debt (1)(Forecast on August 31,2010)



Breakdown of Debt

Type		Lenders	Borrowing date	Balance	Average interest rate (Note 1)	Repayment date	Repayment method	Usage	Remarks
Current portion of long-term loans payable	Term loan (2 years 11 months)	Mizuho Corporate Bank, Sumitomo T&B, Sumitomo Mitsui Banking Corporation, Shinsei Bank, Resona Bank, Aozora Bank, Shinkin Central Bank, Bank of Ikeda, The Yamaguchi Bank	Aug. 29, 2008	17.8 billion yen	1.8257% (Note 2)	July 31, 2011	Bullet payment	(Note 3)	Unsecured Unguaranteed
Long-term loans payable	Term loan (2 years 11 months)	Mizuho Corporate Bank, Sumitomo T&B, Sumitomo Mitsui Banking Corporation, Aozora Bank, Resona Bank, Mitsubishi UFJ T&B, Bank of Ikeda	Aug. 31, 2009	14.5 billion yen	TIBOR for Japanese Yen published by the Japanese Bankers Association + 1.0%	July 31, 2012	Bullet payment	(Note 3)	Unsecured Unguaranteed
	Term loan (3 years 3months)	Mizuho Corporate Bank, Sumitomo T&B, Sumitomo Mitsui Banking Corporation, Aozora Bank, Mitsubishi UFJ T&B, Shinkin Central Bank, The Nishi-Nippon City Bank	Apr. 23, 2010	11.0 billion yen	TIBOR for Japanese Yen published by the Japanese Bankers Association + 0.8%	July 31, 2013	Bullet payment	(Note 3)	Unsecured Unguaranteed
	Term loan (2 years 11 months)	Mizuho Corporate Bank, Sumitomo T&B, Sumitomo Mitsui Banking Corporation, Aozora Bank, Mitsubishi UFJ T&B, Bank of Ikeda, Hyakugo Bank, The Minato Bank	Aug. 31, 2010	17.5 billion yen	TIBOR for Japanese Yen published by the Japanese Bankers Association + 0.8%	July 31, 2013	Bullet payment	(Note 3)	Unsecured Unguaranteed
	Term loan (4 years 11 months)	Mizuho Corporate Bank, Resona Bank, Shinkin Central Bank, The Nanto Bank	Aug. 31, 2010	6.5 billion yen	TIBOR for Japanese Yen published by the Japanese Bankers Association + 1.0%	July 31, 2015	Bullet payment	(Note 3)	Unsecured Unguaranteed
	Term loan (6 years 11 months)	Development Bank of Japan	Aug. 31, 2010	5.0 billion yen	undecided	July 31, 2017	125 million yen every 6 months (Jan. 31 & Jul. 31); 3,375 million yen on the last principal repayment date	(Note 3)	Unsecured Unguaranteed
	Total				72.3 billion yen				

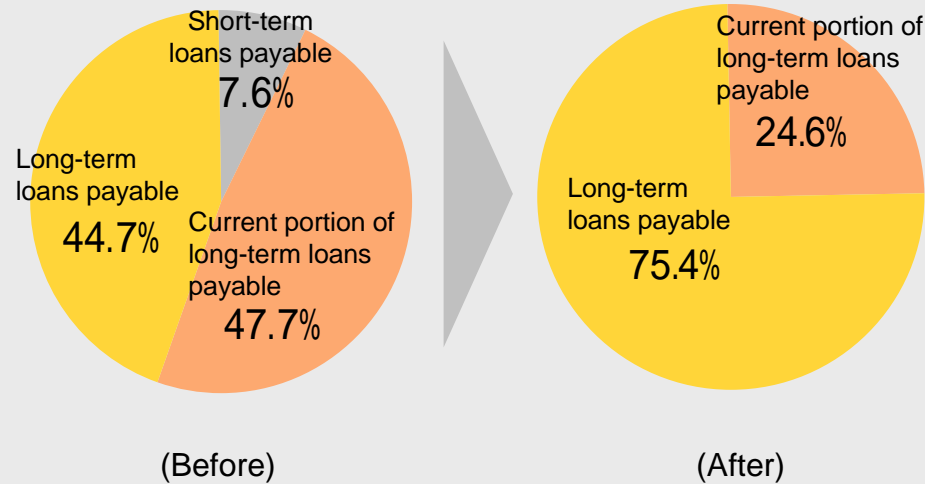
Notes:

1. Loans are co-financed by the banks in the list.
2. Loans are hedged against interest fluctuation risks through interest rate swaps.
3. Funds are used for the purchase of beneficiary interests in real estate trust, etc.

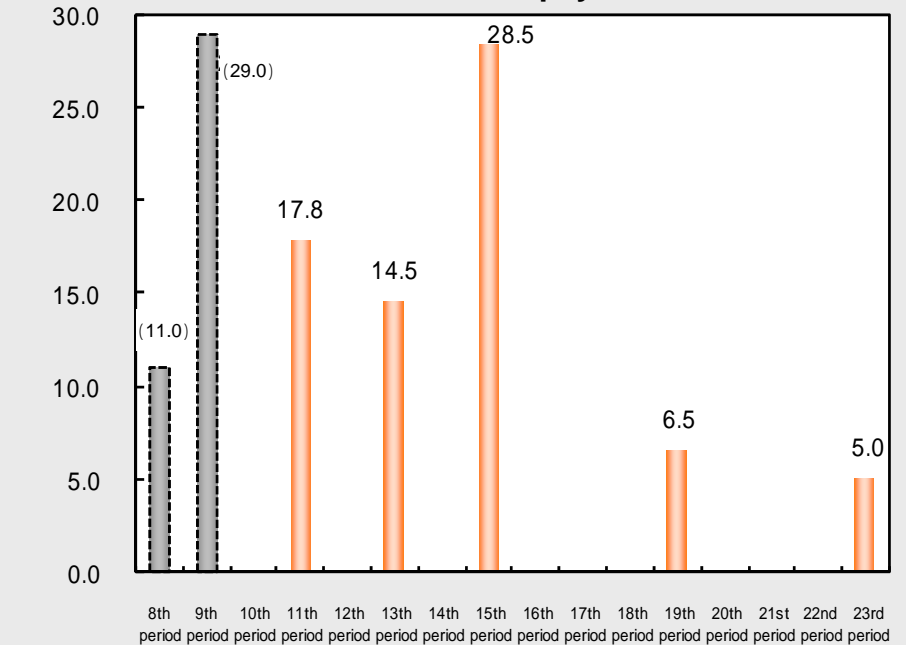
Details on Debt (2)(Forecast on August 31,2010)



Ratio of Long-term/Short-term Debt



Diversification of Repayment Dates



Obtained Rating Acquisition

Rating Agency	Obtained
R&I	Issuer rating A (Negative)

Shelf Registration for Issuance of Investment Corporation Bonds

Overview of Shelf Registration Submitted	
Planned issue amount	100 billion yen
Registration date	November 6, 2009
Term	From November 15, 2009 to November 14, 2011



(Asset Management Company)

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