



March 31, 2010

**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 of 11.0 billion yen that will reach maturity on April 23, 2010 and borrowings of 29.0 billion yen that will reach maturity on August 31, 2010.

#### **2. Details of Borrowings**

##### **I. Borrowings (3 years and 3 months contracts)**

- |                            |   |
|----------------------------|---|
| (1) Lenders:               | Mizuho Corporate Bank, Ltd.<br>The Sumitomo Trust and Banking Co., Ltd.<br>Sumitomo Mitsui Banking Corporation<br>Aozora Bank, Ltd.<br>Mitsubishi UFJ Trust and Banking Corporation<br>Shinkin Central Bank<br>The Nishi-Nippon City Bank, Ltd. |
| (2) Amount:                | ¥11.0 billion   |
| (3) Interest Rate:         | TIBOR (Tokyo Interbank Offered Rate) for Japanese Yen published by the Japanese Bankers Association + 0.8% (Note)   |
| (4) Drawdown Date:         | April 23, 2010  |
| (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 Date: | The first payment shall be July 30, 2010, 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.  |

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 investor's sole discretion and responsibility and are made at their own risk. MID REIT and its affiliates disclaim any responsibility or liability for the consequences of investment in MID REIT.



- (7) Principal Repayment Date: July 31, 2013 (Should this date not fall on a business day, the effective date will be the first business day following July 31, 2013. If this following business day falls into the next month, the effective date will be the business day immediately prior to July 31, 2013)
- (8) Repayment Method: Principal repayment in full on maturity
- (9) Collateral: None

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

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

- (1) Lenders: Mizuho Corporate Bank, Ltd.  
The Sumitomo Trust and Banking Co., Ltd.  
Sumitomo Mitsui Banking Corporation  
Aozora Bank, Ltd.  
Mitsubishi UFJ Trust and Banking Corporation  
The Bank of Ikeda, Ltd.  
The Hyakugo Bank, Ltd.  
The Minato Bank, Limited
- (2) Amount: ¥17.5 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 31, 2010
- (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 Date: The first payment shall be October 29, 2010, 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, 2013 (Should this date not fall on a business day, the effective date will be the first business day following July 31, 2013. If this following business day falls into the next month, the effective date will be the business day immediately prior to July 31, 2013)
- (8) Repayment Method: Principal repayment in full on maturity
- (9) Collateral: None

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

## III. Borrowings (4 years and 11 months contract)

- (1) Lenders: Mizuho Corporate Bank, Ltd.  
Resona Bank, Limited  
Shinkin Central Bank  
The Nanto Bank, Ltd.
- (2) Amount: ¥6.5 billion

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- (3) Interest Rate: TIBOR (Tokyo Interbank Offered Rate) for Japanese Yen published by the Japanese Bankers Association + 1.00% (Note)
- (4) Drawdown Date: August 31, 2010
- (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 Date: The first payment shall be October 29, 2010, 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, 2015 (Should this date not fall on a business day, the effective date will be the first business day following July 31, 2015. If this following business day falls into the next month, the effective date will be the business day immediately prior to July 31, 2015)
- (8) Repayment Method: Principal repayment in full on maturity
- (9) Collateral: None

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

#### IV. Borrowings (6 years and 11 months contract)

- (1) Lenders: Development Bank of Japan, Inc.
- (2) Amount: ¥5.0 billion
- (3) Interest Rate: To be determined (Note)
- (4) Drawdown Date: August 31, 2010
- (5) Borrowing Method: The debt financing is based on a Basic Loan Agreement executed on August 29, 2006, and individual term loan agreement executed between MID REIT and the lender listed in (1) above.
- (6) Interest Payment Date: The first payment shall be October 29, 2010, followed by subsequent payments on the last business days in January, April, July and October of each year.
- (7) Principal Repayment Date: The first repayment shall be January 31, 2011, followed by the subsequent repayments on the last days in January and July of each year with the final repayment on July 31, 2017. (Should this date not fall on a business day, the effective date will be the first business day following July 31, 2017. If this following business day falls into the next month, the effective date will be the business day immediately prior to July 31, 2017)
- (8) Repayment Method: From January 31, 2011 to the last day of January 2017:  
Repay 125 million yen each time  
July 31, 2017: Repay 3,375 million yen
- (9) Collateral: None

(Note) The interest rate will be announced once it is determined.



### 3. Status of Debt after Debt Financing

(Billions of yen)

	Amount prior to Debt Financing	Amount after to Debt Financing (Forecast on August 31, 2010)	Change
Short-Term Borrowings	5.5	—	(5.5)
Current Portion of Long-Term Borrowings	34.5	17.8	(16.7)
Long-Term Borrowings	32.3	54.5	22.2
Total Borrowings	72.3	72.3	—
Investment Corporation Bonds	—	—	—
Total Interest-Bearing Debt	72.3	72.3	—

### 4. Other Matters for Investors to Appropriately Understand and Evaluate the Above

There is no significant change to the content of “Investment Risks” presented in the *yuka shoken bokokusho* (securities report) submitted on March 26, 2010, with respect to the risks involved in repayment etc. due to this debt financing.

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