



July 28, 2010

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 22, 2008 and March 31, 2010 (“Term Loan”).

1. 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, Resona Bank, Limited, Aozora Bank, Ltd,
Shinkin Central Bank, and The Senshu Ikeda 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 July 31, 2010 to October 29, 2010 | 1.18000% (Note 3) |

2. Long-term debt (Term Loan) (3 years and 3 months contracts)

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, Shinkin Central Bank and
The Nishi-Nippon City Bank, Ltd.

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.



| Borrowing Date | Amount | Repayment Date (Note 1) | Applicable Period | Interest Rate (p.a.) (Note 2) |
|----------------|---------------|-------------------------|--|-------------------------------|
| April 23, 2010 | ¥11.0 billion | July 31, 2013 | From July 31, 2010 to October 29, 2010 | 1.18000% |

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 rate after October 30, 2010 will be announced when they are determined.