



August 27, 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 21, 2009 and March 31, 2010 (“Term Loans”).

1. Long-term debt (Term Loan) (2 years and 11 months)

Lenders: Mizuho Corporate Bank, Ltd., The Sumitomo Trust & Banking Co., Ltd.,  
Sumitomo Mitsui Banking Corporation, Aozora Bank, Ltd, Resona Bank, Limited,  
Mitsubishi UFJ Trust and Banking Corporation and The Senshu Ikeda Bank, Ltd.

Borrowing Date	Amount	Repayment Date (Note 1)	Applicable Period	Interest Rate (p.a.) (Note 2)
August 31, 2009	¥14.5 billion	July 31, 2012	From September 1, 2010 to November 30, 2010	1.37154%

2. Long-term debt (Term Loan) (2 years and 11 months)

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 Senshu Ikeda Bank, Ltd.,  
The Hyakugo Bank, Ltd. and The Minato Bank, Limited

Borrowing Date	Amount	Repayment Date (Note 1)	Applicable Period	Interest Rate (p.a.) (Note 3)
August 31, 2010	¥17.5 billion	July 31, 2013	From August 31, 2010 to October 29, 2010	1.08154% (Note 4)

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.



3. Long-term debt (Term Loan) (4 years and 11 months)

Lenders: Mizuho Corporate Bank, Ltd., Resona Bank, Limited, Shinkin Central Bank and The Nanto Bank, Ltd.

Borrowing Date	Amount	Repayment Date (Note 1)	Applicable Period	Interest Rate (p.a.) (Note 3)
August 31, 2010	¥6.5 billion	July 31, 2015	From August 31, 2010 to October 29, 2010	1.28154% (Note 5)

4. Long-term debt (Term Loan) (6 years and 11 months)

Lenders: Development Bank of Japan, Inc.

Borrowing Date	Amount	Repayment Date (Note 1)	Applicable Period	Interest Rate (p.a.)
August 31, 2010	¥5.0 billion	(Note 6)	From August 31, 2010 to July 31, 2017	1.79507% (Note 7)

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. The two-month TIBOR for Japanese Yen published by the Japanese Bankers Association shall be applied.
4. In accordance with the interest-rate swap agreement with the notional amount of ¥17.5 billion, the actual interest rate for said amount is 1.142% (p.a.) up to the repayment date. Please refer to the August 27, 2010 press release entitled "Notice Concerning Interest-Rate Swap Agreement" for details.
5. In accordance with the interest-rate swap agreement with the notional amount of ¥6.5 billion, the actual interest rate for said amount is 1.447% (p.a.) up to the repayment date. Please refer to the August 27, 2010 press release entitled "Notice Concerning Interest-Rate Swap Agreement" for details.
6. The first repayment shall be January 31, 2011, followed by the subsequent repayments on the last days in January and July of each year (repayment of 125 million yen each time) with the final repayment on July 31, 2017 (repayment of 3,375 million yen). Please refer to the March 31, 2010 press release entitled "Notice Concerning Debt Financing" for details.
7. The interest rate is fixed throughout the borrowing period (6 years and 11 months).

Interest rates after October 30, 2010 and December 1, 2010 will be announced when they are determined.