



August 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
Hirotaka Saito
Managing Director
General Manager, Finance & Planning Division
TEL. +81-6-6456-0700

Notice Concerning Interest-Rate Swap Agreements

MID REIT, Inc. (hereafter “MID REIT”) today announced its decision to enter into interest-rate swap agreements, as outlined below, for the borrowing of 17.5 billion yen (2 years and 11 months) and borrowing of 6.5 billion yen (4 years and 11 months) (hereafter “these borrowings”) announced on March 31, 2010 (“Term Loans”).

1 . Rationale

These agreements were reached for the purpose of fixing interest rates payable and hedging against the risk of interest-rate volatility through the principal repayment date in relation to loans in Details of Borrowings (Note) that are scheduled to be executed on August 31, 2010.

(Note) For more details regarding these borrowings, please refer to the aforementioned press release.

2 . Details of Interest-Rate Swap Agreements

- (1) Interest-Rate Swap Agreement (2 years and 11 months)
 - (a) Lender: Mizuho Corporate Bank, Ltd.
 - (b) Notional Principal Amount: ¥17.5 billion
 - (c) Interest Rate: Fixed interest payable: 0.342%
Floating interest rate receivable: The three-month TIBOR (Tokyo Interbank Offered Rate) for Japanese Yen published by the Japanese Bankers Association (However, the first interest calculation period shall be from August 31, 2010 through October 29, 2010, with an interest rate of the two-month TIBOR (Tokyo Interbank Offered Rate) for Japanese Yen)
 - (d) Commencement Date: August 31, 2010

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.

- (e) Termination 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)
- (f) 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.

* 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 principal repayment date.

(2) Interest-Rate Swap Agreement (4 years and 11 months)

- (a) Lender: Mizuho Corporate Bank, Ltd.
- (b) Notional Principal Amount: ¥6.5 billion
- (c) Interest Rate: Fixed interest payable: 0.447%
Floating interest rate receivable: The three-month TIBOR for Japanese Yen published by the Japanese Bankers Association (However, the first interest calculation period shall be from August 31, 2010 through October 29, 2010, with an interest rate of the two-month TIBOR (Tokyo Interbank Offered Rate) for Japanese Yen)
- (d) Commencement Date: August 31, 2010
- (e) Termination 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.)
- (f) 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.

* 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