



February 25, 2011

For Translation Purpose Only

MID REIT, Inc.
1-4-4 Dojimahama, Kita-ku, Osaka
Yukinobu Izumi
Executive Director
(Securities Code: 3227)

MID REIT Management Co., Ltd.
Nobuo Moroizumi
President and CEO
Inquiries:
Hirotaka Saito
Managing Director
General Manager, Finance & Planning Division
TEL. +81-6-6456-0700

Notice Concerning Asbestos Inspection Results for Portfolio Property

MID REIT, Inc. (hereafter “MID REIT”) announces that it has carried out an asbestos inspection for Midosuji MID Building (hereafter “the Property”), a property held by MID REIT, as outlined below.

1. Details of the Inspection

The investigation report on the conditions of use of building materials containing asbestos, which was confirmed at the time of acquiring the Property (in 2006), states that airborne, spray-on materials containing asbestos (hereafter “spray-on asbestos”) were not used. However, in accordance with internal regulations of MID REIT’s asset management company, MID REIT Management Co., Ltd. (hereafter “the Asset Management Company”), an engineering report was reacquired and the following inspection concerning spray-on asbestos was implemented.

- (1) Inspection Period
January through February 2011
- (2) Details of the Inspection
Sampling and analytical survey, as well as asbestos dust measurement in the indoor environment, etc.

2. Results of Inspection

Samplings and analytical inspection revealed that spray-on asbestos was newly detected. Accordingly, we implemented an asbestos dust measurement in the indoor environment, etc. and, as a result, confirmed that the level is below the regulation standard prescribed by the Air Pollution Control Act on all floors.

Note: This press release provides information regarding MID REIT’s “Notice Concerning Asbestos Inspection Results for Portfolio Property” 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.



3. Outlook

This time, the areas where the spray-on asbestos was detected are not areas which are exposed to rental units, etc. Furthermore, since the possibility of the substance being dispersed into the air is extremely low, there is no need to implement measures, such as removal. Going forward, we will regularly inspect the condition of spray-on asbestos and implement measures as needed in the event any changes should occur.

Moreover, this incident has no impact on the business results for the fiscal period ending June 30, 2011 (January 1, 2011 – June 30, 2011) and no revisions are made to the forecasts of business results for the fiscal period ending December 31, 2011 (July 1, 2011 – December 31, 2011).