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

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)

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 April 29, 2011 to July 29, 2011	1.14000% (Note 3)

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.

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

Lenders: Mizuho Corporate Bank, Ltd., The Sumitomo Trust and Banking Co., Ltd.,
Sumitomo Mitsui Banking Corporation, Aozora 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.



Mitsubishi UFJ Trust and Banking Corporation, Shinkin Central Bank and
The Nishi-Nippon City Bank, Ltd.

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 April 29, 2011 to July 29, 2011	1.14000%

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. 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 2)
August 31, 2010	¥17.5 billion	July 31, 2013	From April 29, 2011 to July 29, 2011	1.14000% (Note 3)

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 ¥17.5 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.

4. 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 2)
August 31, 2010	¥6.5 billion	July 31, 2015	From April 29, 2011 to July 29, 2011	1.34000% (Note 3)

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 ¥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.

Interest rate after July 30, 2011 will be announced when they are determined.

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