



July 27, 2011

**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 July 26, 2011 and March 31, 2010 (“Term Loan”).

1. Long-term debt (Term Loan) (3 years)

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

Borrowing Date	Amount	Repayment Date (Note 1)	Applicable Period	Interest Rate (p.a.) (Note 2)
July 29, 2011	¥13,800 million	July 31, 2014	From July 29, 2011 to October 31, 2011	0.94000% (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 ¥13,800 million, the actual interest rate for said amount is **1.0625%** (p.a.) up to the repayment date. Please refer to the July 27, 2011 press release entitled “Notice Concerning Interest-Rate Swap Agreement” for details.

2. Long-term debt (Term Loan) (5 years)

Lenders: Mizuho Corporate Bank, Ltd., and Development Bank of Japan, Inc.

Borrowing Date	Amount	Repayment Date (Note 1)	Applicable Period	Interest Rate (p.a.) (Note 2)
July 29, 2011	¥4,000 million	July 31, 2016	From July 29, 2011 to July 31, 2016	1.36375%

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 interest rate is fixed throughout the borrowing period (5 years).

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) (3 years and 3 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, 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	¥11,000 million	July 31, 2013	From July 30, 2011 to October 31, 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.

4. 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	¥17,500 million	July 31, 2013	From July 30, 2011 to October 31, 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 ¥17,500 million, 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. 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	¥6,500 million	July 31, 2015	From July 30, 2011 to October 31, 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 ¥6,500 million, 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 rates after November 1, 2011 will be announced when they are determined.