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For Translation Purpose Only

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**Notice Regarding Revision of Distributions Forecast
for the 13th Period Ended December 31, 2012**

MID REIT, Inc. (hereafter “MID REIT”) announces that it has revised its distributions-per-unit forecast for the 13th period ended December 31, 2012 (July 1, 2012 to December 31, 2012). The initial forecast was disclosed in the August 16, 2012 announcement of its Business Results for the fiscal period ended June 30, 2012 (January 1, 2012 to June 30, 2012).

1. Revised Distributions-per-Unit Forecast for the 13th Period Ended December 31, 2012 (July 1, 2012 to December 31, 2012)

	Distributions per unit (excluding distributions in excess of earnings per unit)	Distributions in excess of earnings per unit
Previous forecast (A)	¥7,418	—
Revised forecast (B)	¥7,797	—
Difference (B-A)	¥379	—
Percentage change	5.11%	—
(Reference) Cash distribution per unit for the previous fiscal period (ended June 30, 2012)	¥7,840	—

Reference:

12th period ended June 30, 2012

Number of investment units issued and outstanding: 183,625 units.

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.



2. Reason for the Revision

MID REIT is revising its distributions-per-unit forecast because, based on a review of its distributions forecast following its decision today to transfer MID Shibakanasugibashi Building as announced in the “Notice Regarding Transfer of Property (MID Shibakanasugibashi Building)” separately announced today, it anticipates that its actual distributions per unit for the 13th fiscal period ending December 31, 2012 will differ by more than 5% from the previous forecast announced on August 16, 2012.

The revision is attributable to it expecting to post a gain on sales of real estate properties (¥77 million) during the 13th fiscal period ending December 31, 2012 following the transfer of MID Shibakanasugibashi Building.

For details regarding the asset to be transferred, please refer to the “Notice Regarding Transfer of Property (MID Shibakanasugibashi Building)” separately announced today.

Notes:

1. The aforementioned forecasts are current as of the date of this release. Accordingly, actual distributions per unit are subject to change. On this basis, MID REIT does not guarantee payment of the forecast distribution per unit.
2. MID REIT reserves the right to revise the aforementioned forecasts in the event that a significant discrepancy between actual results and forecasts is anticipated.
3. Amounts below the specified unit are rounded down. Percentage figures are rounded to the nearest first decimal place.
4. In the event of transfer of MID Shibakanasugibashi Building, the number of properties in the portfolio will be 11 properties. The aforementioned forecasts are based on the assumption that there will be no other changes in the property portfolio (new property acquisition, sale of existing property, etc.) through to the end of the 13th fiscal period ending December 31, 2012.