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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, 2012 (“Term Loan”).

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

Lenders: Mizuho Corporate Bank, Ltd., Sumitomo Mitsui Banking Corporation,
Resona Bank, Limited, Mitsubishi UFJ Trust and Banking Corporation and
The Senshu Ikeda Bank, Ltd.

Borrowing Date	Amount	Repayment Date (Note 1)	Applicable Period	Interest Rate (p.a.) (Note 2)
July 31, 2012	¥8,500 million	July 31, 2015	From December 1, 2012 to February 28, 2013	0.91917%

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.

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

Lenders: Sumitomo Mitsui Trust Bank, Limited. and Aozora Bank, Ltd.

Borrowing Date	Amount	Repayment Date (Note 1)	Applicable Period	Interest Rate (p.a.) (Note 2)
July 31, 2012	¥4,300 million	July 31, 2017	From December 1, 2012 to February 28, 2013	1.11917% (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 ¥4,300 million, the actual interest rate for said amount is **1.141%** (p.a.) up to the repayment date. Please refer to the July 27, 2012 press release entitled “Notice Concerning Interest-Rate Swap Agreement” for details.

Interest rates after March 1, 2013 will be announced when they are determined.

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.