



June 21, 2013

For Translation Purpose Only

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

MID REIT Management Co., Ltd.
Tomoyuki Goto
President and CEO
Hirotaka Saito
Managing Director
General Manager, Finance & Planning Division
TEL. +81-6-6456-0700
E-mail:midrm-info@mid.co.jp

**Notice Regarding Completed Acquisition of Property
(Higobashi MID Building)**

MID REIT, Inc. (hereafter “MID REIT”) today announced that it completed Acquisition of the following asset.

1. Overview of Asset to be Acquired

- (1) Asset to be Acquired: Trust beneficiary interest in entrusted real estate in Japan
- (2) Property name: Higobashi MID Building
- (3) Location: 1-5-16 Edobori, Nishi-ku, Osaka (Indicated for residence)
- (4) Acquisition price: ¥3,000 million (Excluding various acquisition expenses, property taxes, city planning taxes, consumption taxes, etc.)

For details on the above asset to be Acquired, please refer to the “Notice Regarding Acquisition of Property (Higobashi MID Building)” announced in the May 29, 2013.

2. Asset Management Company’s Interest in the Acquired Asset

MID REIT will outsource the property management and building management operations for the acquired asset to MID Property Management Co., Ltd. and MID Facility Management Co., Ltd., respectively (hereinafter, collectively referred to as “Outsourcees”). The Asset Management Company has formulated internal regulations that provide guidelines for transactions with related parties of its sponsors with the aim of eliminating potential conflicts of interest and thereby enabling it to appropriately perform asset management to the benefit of MID REIT’s unitholders. Under the internal regulations, the Outsourcees listed above falls under the category of a sponsor related party. Accordingly, upon entering into an agreement with the Outsourcees, the Asset Management Company followed certain procedures stipulated in the aforementioned internal regulations, including the following: deliberation and approval by its Compliance Committee; deliberation and decision by its Investment Committee; and deliberation and resolution by its Board of Directors. Members of the Compliance Committee and the Investment Committee include outside experts.

<Attachment>

Attachment : Property Portfolio after Acquisition of Higobashi MID Building

Note: This press release provides information regarding MID REIT’s “Notice Regarding Completed Acquisition of Property (Higobashi MID Building)”, 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.



Attachment

Property Portfolio after Transfer of Higobashi MID Building

Type	Region	Property Name	Acquisition Price (Millions of Yen)	Investment Ratio (%) (Note 1)	Acquisition Date
Office properties	Osaka area	Twin 21 (Note 2)	68,700	44.2	Aug. 31, 2006
		Matsushita IMP Bldg.	24,600	15.8	Aug. 31, 2006
		Midosuji MID Bldg.	8,290	5.3	Aug. 31, 2006 Oct. 31, 2007
		MID REIT Kyobashi Bldg.	2,300	1.5	Aug. 31, 2006
		MID Imabashi Bldg.	3,270	2.1	Apr. 3, 2007
		MID Midosujikawaramachi Bldg.	2,000	1.3	May 16, 2007
		Kitahama MID Bldg.	10,800	7.0	Apr. 24, 2008
		MID Nishihommachi Bldg.	3,550	2.3	Oct. 30, 2008
		Higobashi MID Bldg.	3,000	1.9	June 21, 2013
Subtotal (9 properties)			126,510	81.4	
Non-office properties	Osaka area	Konami Sports Club Kyobashi	2,780	1.8	Aug. 31, 2006
	Tokyo metropolitan area, Government-designated cities (excluding the Osaka area) and other major cities	AEON MALL Tsudanuma	26,100	16.8	Aug. 31, 2006
	Subtotal (2 properties)			28,880	18.6
Total (11 properties)			155,390	100.0	

Notes:

1. Investment ratios presented in the table above have been rounded to the nearest first decimal place. Accordingly, the sum of the investment ratio figures may not add up to 100.0%.
2. Data for Twin 21 includes the trust beneficiary interest of Twin 21 (partial ownership of leased land).
3. Panasonic Osaka Kyobashi Building was transferred on June 21, 2013.
4. In addition to the portfolio properties listed in the table above, MID REIT has acquired an interest in the silent partnership operated by Sakura Dori Development Limited Liability Company that will develop the Sakura Dori MID Building on November 29, 2007, January 30, 2008, September 29, 2008 and February 26, 2009.

Note: This press release provides information regarding MID REIT's "Notice Regarding Completed Acquisition of Property (Higobashi MID Building)", 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.