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For Translation Purpose Only

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Notice Regarding Revision of Business Results and Distributions Forecast for the 14th Period Ending June 30, 2013

MID REIT, Inc. (hereafter “MID REIT”) announces that it has revised its business results and distributions forecast for the fiscal period ending June 30, 2013 (January 1, 2013 to June 30, 2013) announced on May 29, 2013.

1. Revised Business Results and Distributions Forecast for the Fiscal Period Ending June 30, 2013 (14th Fiscal Period: January 1, 2013 to June 30, 2013)

	Operating revenue (millions of yen)	Operating income (millions of yen)	Ordinary income (millions of yen)	Net income (millions of yen)	Distribution per unit (excluding distribution in excess of earnings) (yen)	Distribution in excess of earnings per unit (yen)
Previous forecast (A)	5,449	609	78	76	418	0
Revised forecast (B)	5,457	646	105	104	567	0
Difference (B – A)	7	37	26	27	149	—
Percentage change	0.1%	6.1%	34.0%	35.4%	35.6%	—

[Reference]

Fiscal period ending June 30, 2013

Number of investment units issued and outstanding at end of period: 183,625 units

Note: This press release provides information regarding MID REIT’s “Notice Regarding Revision of Business Results and Distributions Forecast for the 14th Period Ending June 30, 2013,” 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

Based on management conditions throughout the fiscal period ended June 30, 2013 and a review of its business results and distributions forecast, MID REIT is revising the outlook of its business results as presented in the table above because it anticipates that net income will differ by more than 30% and distribution per unit will differ by more than 5% from the business results and distributions forecast for the fiscal period ending June 30, 2013 (January 1, 2013 to June 30, 2013) announced on May 29, 2013.

The revision is primarily attributable to operating expenses, etc. such as repair costs and utility expenses of existing properties expected to be lower than initial forecasts.

Notes:

1. The aforementioned forecasts are current as of the date of this release. Accordingly, actual distribution per unit is 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.