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For Translation Purpose Only

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Notice Concerning Debt Financing

MID REIT, Inc. (hereafter “MID REIT”) today announced its decision to undertake debt financing. Brief details are as follows.

1. Details of Borrowings

I. Borrowings (3 years contracts)

(1) Lenders	Mizuho Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited. Sumitomo Mitsui Banking Corporation Aozora Bank, Ltd. Mitsubishi UFJ Trust and Banking Corporation Shinkin Central Bank The Senshu Ikeda Bank, Ltd. The Nishi-Nippon City Bank, Ltd. The Hyakugo Bank, Ltd.
(2) Amount	¥15,900 million
(3) Interest Rate	TIBOR (Tokyo Interbank Offered Rate) for Japanese Yen published by the Japanese Bankers Association + 0.60% (Note1)
(4) Drawdown Date	July 31, 2013
(5) Borrowing Method	The debt financing is based on a Basic Loan Agreement executed on August 29, 2006, and individual term loan agreements executed between MID REIT and the lenders listed in (1) above.
(6) Interest Payment Date	The last business days in January, April, July and October of each year, as well as the principal repayment date.
(7) Principal Repayment Date	July 29, 2016 (Note2)
(8) Repayment Method	Principal repayment in full on maturity
(9) Collateral	Unsecured, Unguaranteed

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.



II. Borrowings (5 years contracts)

(1) Lenders	Mizuho Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited. Sumitomo Mitsui Banking Corporation Aozora Bank, Ltd.
(2) Amount	¥4,800 million
(3) Interest Rate	TIBOR (Tokyo Interbank Offered Rate) for Japanese Yen published by the Japanese Bankers Association + 0.80% (Note1)
(4) Drawdown Date	July 31, 2013
(5) Borrowing Method	The debt financing is based on a Basic Loan Agreement executed on August 29, 2006, and individual term loan agreements executed between MID REIT and the lenders listed in (1) above.
(6) Interest Payment Date	The last business days in January, April, July and October of each year, as well as the principal repayment date.
(7) Principal Repayment Date	July 31, 2018 (Note2)
(8) Repayment Method	Principal repayment in full on maturity
(9) Collateral	Unsecured, Unguaranteed

III. Borrowings (7 years contracts)

(1) Lenders	Development Bank of Japan, Inc. The Minato Bank, Limited
(2) Amount	¥1,800 million
(3) Interest Rate	To be determined (Note1) (fixed interest rate)
(4) Drawdown Date	July 31, 2013
(5) Borrowing Method	The debt financing is based on a Basic Loan Agreement executed on August 29, 2006, and individual term loan agreements executed between MID REIT and the lenders listed in (1) above.
(6) Interest Payment Date	The last business days in January, April, July and October of each year, as well as the principal repayment date.
(7) Principal Repayment Date	July 31, 2020 (Note2)
(8) Repayment Method	Principal repayment in full on maturity
(9) Collateral	Unsecured, Unguaranteed

Notes:

1. The interest rate will be announced once it is determined.
2. The principal repayment date not fall on a business day, the effective date will be the first business day following the principal repayment date. If this following business day falls into the next month, the effective date will be the business day immediately prior to the principal repayment date.

2. Rationale

Proceeds from the latest debt financing will be used for refinancing the remaining 22,500 million yen of the borrowing of 28,500 million yen that will reach maturity on July 31, 2013, after repaying 6,000 million yen of the principal using cash on hand.

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3. Status of Debt after Debt Financing (As of July 31, 2013)

(Millions of yen)

	Amount prior to Debt Financing	Amount after to Debt Financing	Change
Short-Term Borrowings	—	—	—
Current Portion of Long-Term Borrowings	28,750	14,050	(14,700)
Long-Term Borrowings	42,800	51,500	8,700
Total Borrowings	71,550	65,550	(6,000)
Investment Corporation Bonds	—	—	—
Total Interest-Bearing Debt	71,550(Note)	65,550(Note)	(6,000)

Notes:

1. Indicates the amount of debt after the scheduled repayment of 125 million yen due at the end of July 2013 related to the borrowing of 5.0 billion yen as announced on March 31, 2010 in the release entitled “Notice Concerning Debt Financing.”

4. Other Matters for Investors to Appropriately Understand and Evaluate the Above

There is no significant change to the content of “Investment Risks” presented in the *yuka shoken bokokusho* (securities report) submitted on March 25, 2013, with respect to the risks involved in repayment etc. due to this debt financing.

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