



July 29, 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 Concerning Interest-Rate Swap Agreements

MID REIT, Inc. (hereafter “MID REIT”) today announced its decision to enter into interest-rate swap agreements, as outlined below, for the borrowings of 6,000 million yen (3 years), 4,000 million yen (5 years) and 2,000 million yen (6 years) (hereafter “this borrowing”) announced on July 28, 2014 (“Term Loan”).

1 . Rationale

This agreement was reached for the purpose of fixing interest rates payable and hedging against the risk of interest-rate volatility through the principal repayment date in relation to loans in Details of Borrowing (Note) that are scheduled to be executed on July 31, 2014.

(Note) For more details regarding this borrowing, please refer to the aforementioned press release.

2 . Details of Interest-Rate Swap Agreements

- (1) Interest-Rate Swap Agreement (3 years)
 - (a) Lender: Sumitomo Mitsui Trust Bank, Limited.
 - (b) Notional Principal Amount: ¥6,000 million
 - (c) Interest Rate: Fixed interest payable: 0.20700%
Floating interest rate receivable: The Three-month TIBOR (Tokyo Interbank Offered Rate) for Japanese Yen published by the Japanese Bankers Association
 - (d) Commencement Date: July 31, 2014
 - (e) Termination Date: July 31, 2017 (Repayment day shall be the day immediately following any repayment date if such repayment date is not a business day. However, the repayment day shall be the day preceding the repayment date if such repayment date falls into the next month.)
 - (f) Interest Payment Date: The last business days in January, April, July and October of

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.

each year, as well as the principal repayment date.

* In accordance with the interest-rate swap agreement with the notional amount of ¥6,000 million, the actual interest rate for said amount is 0.707% (p.a.) up to the principal repayment date.

(2) Interest-Rate Swap Agreement (5 years)

(a) Lender: Resona Bank, Limited.

(b) Notional Principal Amount: ¥4,000 million

(c) Interest Rate: Fixed interest payable: 0.26200%

Floating interest rate receivable: The Three-month TIBOR (Tokyo Interbank Offered Rate) for Japanese Yen published by the Japanese Bankers Association

(d) Commencement Date: July 31, 2014

(e) Termination Date: July 31, 2019 (Repayment day shall be the day immediately following any repayment date if such repayment date is not a business day. However, the repayment day shall be the day preceding the repayment date if such repayment date falls into the next month.)

(f) Interest Payment Date: The last business days in January, April, July and October of each year, as well as the principal repayment date.

* In accordance with the interest-rate swap agreement with the notional amount of ¥4,000 million, the actual interest rate for said amount is 0.962% (p.a.) up to the principal repayment date.

(3) Interest-Rate Swap Agreement (6 years)

(a) Lender: Mizuho Bank, Ltd.

(b) Notional Principal Amount: ¥2,000 million

(c) Interest Rate: Fixed interest payable: 0.44000%

Floating interest rate receivable: The Three-month TIBOR (Tokyo Interbank Offered Rate) for Japanese Yen published by the Japanese Bankers Association

(d) Commencement Date: July 31, 2014

(e) Termination Date: July 31, 2020 (Repayment day shall be the day immediately following any repayment date if such repayment date is not a business day. However, the repayment day shall be the day preceding the repayment date if such repayment date falls into the next month.)

(f) Interest Payment Date: The last business days in January, April, July and October of each year, as well as the principal repayment date.

* In accordance with the interest-rate swap agreement with the notional amount of ¥2,000 million, the actual interest rate for said amount is 1.24% (p.a.) up to the principal repayment date.