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

Drawdown Date	Amount	Principal Repayment Date (Note 1)	Applicable Period	Interest Rate (p.a.) (Note 2)
July 31, 2012	¥8,500 million	July 31, 2015	From August 30, 2014 to November 28, 2014	0.81000%

Notes:

- 1.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.
- 2.Interest rate is based on the base interest rate, three-month TIBOR (Tokyo Interbank Offered Rate) for Japanese Yen published by the Japanese Bankers Association (JBA), plus 0.60%.

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

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

Drawdown Date	Amount	Principal Repayment Date (Note 1)	Applicable Period	Interest Rate (p.a.) (Note 2)
July 31, 2012	¥4,300 million	July 31, 2017	From August 30, 2014 to November 28, 2014	1.01000% (Note 3)

Notes:

- 1.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.
- 2.Interest rate is based on the base interest rate, three-month TIBOR (Tokyo Interbank Offered Rate) for Japanese Yen published by the Japanese Bankers Association (JBA), plus 0.80%.
- 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.

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.



For fluctuations in JBA's Japanese Yen TIBOR, the base interest rate, please check with the JBA TIBOR Administration's website (<http://www.jbatibor.or.jp/english/>).  
Announcements on determination of interest rates on and after November 29, 2014 will not be made.