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**For Translation Purpose Only**

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**Notice Regarding Revision of Business Results and Distributions Forecast for the 19th Period Ending December 31, 2015 and Notice Regarding Business Results and Distributions Forecast for the 20th Period Ending June 30, 2016**

MCUBS MidCity Investment Corporation (hereafter “MCUBS MidCity”) announces that it has revised its business results and distributions forecasts for the fiscal period ending December 31, 2015 (19th Fiscal Period: July 1, 2015 to December 31, 2015) announced on April 10, 2015. MCUBS MidCity also announces its business results and distributions forecasts for the fiscal period ending June 30, 2016 (20th Fiscal Period: January 1, 2016 to June 30, 2016).

1. Revised Business Results and Distributions Forecasts for Fiscal Period Ending December 31, 2015 (19th Fiscal Period: July 1, 2015 to December 31, 2015)

	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)	5,351	1,609	1,154	1,152	6,000	0
Revised forecast (B)	6,610	2,372	1,797	1,795	6,750	0
Difference (B – A)	1,258	762	643	643	750	—
Percentage change	23.5%	47.3%	55.8%	55.9%	12.5%	—

[Reference]

Fiscal period ending December 31, 2015

Forecast number of investment units issued and outstanding at end of period: 266,025 units

(Previously announced forecast number of investment units issued and outstanding at end of period: 192,025 units)

It is assumed that all investment units (70,000 new investment units through the primary offering, which was resolved at the meeting of the board of directors held today, and 4,000 new investment units (maximum) through a third-party allotment accompanying the secondary offering (over-allotment) ) are issued, in addition to 192,025 investment units issued and outstanding as of today, and that no additional new investment units are issued thereafter.

Note: This press release provides information regarding MCUBS MidCity’s revision of business results and distributions forecast for the 19th Period ending December 31, 2015 and business results and distributions forecast for the 20th Period ending June 30, 2016 and is not prepared as an inducement or invitation for investment. All readers are advised to consult their own investment advisors before investing in MCUBS MidCity. Investors are advised to read Prospectus Concerning the Issue and Sale of New Investment Units and its corrections (if prepared) before making investment decisions, which are investors’ sole discretion and responsibility and are made at their own risk. MCUBS MidCity and its affiliates disclaim any responsibility or liability for the consequence of investment in MCUBS MidCity.

## 2. Business Results and Distributions Forecasts for Fiscal Period Ending June 30, 2016 (20th Fiscal Period: January 1, 2016 to June 30, 2016)

	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)
Forecast	6,747	2,321	1,726	1,724	6,480	0

[Reference]

Fiscal period ending June 30, 2016

Forecast number of investment units issued and outstanding at end of period: 266,025 units

## 3. Reason for the Revision

The main factor for the revision is that the assumptions for business results forecast have been reviewed, which include the acquisition of trust beneficiary interests in G-Square Shibuya Dogenzaka, Shibuya Sakuragaoka Square (land with leasehold interest), Yokohama Creation Square and Cube Kawasaki as entrusted real estate, and of silent partnership interests backed by the trust beneficiary interest in Nagoya Lucent Tower as entrusted real estate under management (collectively, the “Assets to be Acquired”) on August 3 and 7, 2015 using fund procured through the issuance of new investment units and the third-party allotment accompanying the secondary offering (over-allotment), and borrowings as described in “Notice Concerning Issuance of New Investment Units and Secondary Offering of Investment Units,” “Notice Concerning Debt Financing” and “Notice Concerning Acquisition of Trust Beneficiary Interest in Domestic Real Estate and Their Lease, and Acquisition of Silent Partnership Interests (Five Office Buildings)” separately announced today, bringing the expected operating revenue to surpass the previous forecast.

For details of the issuance of new investment units and a third-party allotment accompanying the secondary offering (over-allotment), debt financing and acquisition of property (the “Offering”), please refer to “Notice Concerning Issuance of New Investment Units and Secondary Offering of Investment Units,” “Notice Concerning Debt Financing,” and “Notice Concerning Acquisition of Trust Beneficiary Interest in Domestic Real Estate and Their Lease, and Acquisition of Silent Partnership Interests (Five Office Buildings)” separately announced today.

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, MCUBS MidCity does not guarantee payment of the forecast distribution per unit.
2. MCUBS MidCity 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.

### <Attachment>

Attachment: Assumptions Regarding Business Results Forecasts for the 19h Fiscal Period (July 1, 2015 to December 31, 2015) and the 20th Fiscal Period (January 1, 2016 to June 30, 2016)

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**Assumptions Regarding Business Results Forecasts for the 19th Fiscal Period  
(July 1, 2015 to December 31, 2015) and the 20th Fiscal Period (January 1, 2016 to June 30, 2016)**

Item	Assumption(s)
Assets under management	<ul style="list-style-type: none"> <li>Assumes there will be no changes (new property acquisition, sale of existing property, etc.) in MCUBS MidCity's assets under management until June 30, 2016 from a total of 18 properties after adding trust beneficiary interests in "G-Square Shibuya Dogenzaka, Shibuya Sakuragaoka Square (land with leasehold interest), Yokohama Creation Square and Cube Kawasaki" as entrusted real estate, and silent partnership interests backed by the trust beneficiary interest in "Nagoya Lucent Tower" as entrusted real estate under management (collectively, the "Assets to be Acquired"), which are planned to be acquired on August 3 and 7, 2015, to the 13 properties it owns as at July 9, 2015.</li> <li>The actual assets under management may vary due to changes in the property portfolio and other factors.</li> </ul>
Operating revenue	<ul style="list-style-type: none"> <li>Rent revenue (rent revenue – real estate) is calculated based on lease agreements effective as at July 9, 2015, with due consideration given to such factors as the market environment, the characteristics, market competitiveness of individual properties, and status of individual tenants.</li> <li>Operating revenue is calculated assuming there are no tenant defaults or non-payments of rent by tenants.</li> <li>Dividend income from investment securities (silent partnership interests) is calculated by reflecting forecast for occupancy status of real estate which backs cash flows.</li> </ul>
Operating expenses	<ul style="list-style-type: none"> <li>Of the expenses related to rent business, which constitute a principal component of operating expenses, expenses other than depreciation are calculated based on historical data and reflecting seasonal and other factors that may cause fluctuations in expenses.</li> <li>Property management fees in the amount of ¥778 million are expected for the 19th fiscal period and the amount of ¥796 million are expected for the 20th fiscal period.</li> <li>Utilities expenses in the amount of ¥832 million are expected for the 19th fiscal period and the amount of ¥758 million are expected for the 20th fiscal period.</li> <li>Property taxes, etc. in the amount of ¥509 million are expected for the 19th fiscal period and the amount of ¥574 million are expected for the 20th fiscal period.</li> <li>The amount expected to be necessary for building repair expenses in the fiscal period is recorded as expenses. Building repair expenses of ¥183 million are expected for the 19th fiscal period and ¥227 million are expected for the 20th fiscal period. Furthermore, please note that actual repair expenses may differ significantly from the forecasted amounts due to various reasons, including repair expenses possibly arising from damages, etc. to buildings due to unexpected causes.</li> <li>Depreciation is calculated based on the straight-line method inclusive of associated costs and future additional capital expenditures. MCUBS MidCity estimates ¥1,260 million for the 19th fiscal period and ¥1,274 million for the 20th fiscal period.</li> </ul>
Non-operating expenses	<ul style="list-style-type: none"> <li>Interest expenses of ¥444 million are expected for the 19th fiscal period and ¥464 million are expected for the 20th fiscal period.</li> <li>Borrowing related expenses of ¥112 million are expected for the 19th fiscal period and ¥113 million are expected for the 20th fiscal period.</li> <li>The Offering related expenses of ¥16 million are expected for the 19th fiscal period and ¥16 million are expected for the 20th fiscal period. The amounts are expected to be depreciated in three years based on the straight-line method.</li> </ul>

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Interest-bearing liabilities	<ul style="list-style-type: none"> <li>Assumes the balance of interest-bearing liabilities outstanding will be ¥92,550 million at the end of the 19th fiscal period.</li> <li>Assumes borrowings of ¥25,000 million will be conducted on July 31, 2015 to be used as part of ¥49,269 million for the acquisition of assets to be acquired planned for August 3 and 7, 2015.</li> <li>Assumes borrowings of ¥15,000 million will be conducted to repay the existing borrowings of ¥15,000 million which is planned to be repaid on July 31, 2015.</li> <li>Assumes the scheduled repayment in the 19th fiscal period of ¥125 million (due for repayment on July 31, 2015) and the scheduled repayment in the 20th fiscal period of ¥125 million (due for repayment on January 31, 2016) will be repaid using cash reserves.</li> </ul>
Number of investment units issued and outstanding	<ul style="list-style-type: none"> <li>Assume the number of investment units will be 266,025 units in total, after adding 70,000 units of new investment units to be issued through a primary offering and 4,000 units (maximum) of new investment units to be issued through a third-party allotment accompanying secondary offering (over-allotment) as resolved at the meeting of the board of directors held today to 192,025 units of investment units issued and outstanding as at July 9, 2015, and no additional investment units will be issued through to June 30, 2016.</li> </ul>
Distribution per unit	<ul style="list-style-type: none"> <li>Distribution per unit is calculated assuming the cash distribution policy set forth in the Articles of Incorporation of MCUBS MidCity.</li> <li>Distribution per unit could change due to various factors, including changes in assets under management, fluctuations in rent income associated with tenant changes, etc., incurrence of unexpected repairs, fluctuations in interest rates, and the issuance of additional investment units.</li> </ul>
Distribution in excess of earnings per unit	<ul style="list-style-type: none"> <li>Assumes there will be no cash distributions in excess of earnings (distribution in excess of earnings per unit).</li> </ul>
Other	<ul style="list-style-type: none"> <li>Assumes no changes will be made to laws, the tax system, accounting standards, listing regulations, rules of The Investment Trusts Association, Japan, etc. affecting the aforementioned forecasts.</li> <li>Assumes there will be no major and unforeseen changes in general economic trends, real estate market conditions, etc.</li> </ul>

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