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For Translation Purpose Only

MCUBS MidCity Investment Corporation
 1-4-4 Dojimahama, Kita-ku, Osaka
 Katsura Matsuo
 Executive Director
 (Securities Code: 3227)

MCUBS MidCity Inc.
 Katsura Matsuo
 President & CEO & Representative Director
 Naoki Suzuki
 Deputy President & Representative Director
 General Manager, Finance & Planning Division
 TEL. +81-6-6456-0700
 E-mail:midrm-info@mid.co.jp

Notice Regarding Revision of Business Results and Distributions Forecast for the 18th Period Ended June 30, 2015

MCUBS MidCity Investment Corporation (hereafter “MCUBS MidCity”) announces that it has revised its business results and distributions forecasts for the fiscal period ended June 30, 2015 (18th Fiscal Period: January 1, 2015 to June 30, 2015) announced on April 10, 2015.

1. Revised Business Results and Distributions Forecasts for Fiscal Period Ended June 30, 2015 (18th Fiscal Period: January 1, 2015 to June 30, 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)	5,261	1,580	1,134	1,132	5,900	0
Revised forecast (B)	5,265	1,683	1,239	1,237	6,444	0
Difference (B – A)	3	102	104	104	544	—
Percentage change	0.1%	6.5%	9.2%	9.2%	9.2%	—

[Reference]

Fiscal period ended June 30, 2015

Number of investment units issued and outstanding at end of period: 192,025 units

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

2. Reason for the Revision

Since the business results for the 18th fiscal period ended June 2015, which have mostly become clear during the account settlement process for the period, indicated that a difference is likely to arise from the business results and distributions forecasts for the 18th fiscal period ended June 2015 announced on April 10, 2015, MCUBS MidCity decided to revise the business results and distributions forecast as shown in the above table.

Note: This press release provides information regarding MCUBS MidCity’s revision of business results and distributions forecast for the 18th Period ended June 30, 2015 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 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.

The main factors for the revision are the increase in operating revenue due to increased rent revenue, etc. and the increase in operating income due to operating expenses (repair expenses, utility expenses, real estate taxes, general administrative expenses, etc.) being expected to fall below the previously revised forecast.

There is no change, as of today, to the business results and distributions forecasts for the 19th fiscal period ending December 2015 and the 20th fiscal period ending June 2016 announced on July 9, 2015.

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.

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