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**For Translation Purpose Only**

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## Notice Concerning Debt Financing

MCUBS MidCity Investment Corporation (hereafter “MCUBS MidCity”) today announced its decision to undertake debt financing (hereafter the “Borrowings”). Brief details are as follows.

### 1. Details of the Borrowings

(a) Lenders	Mizuho Bank, Ltd., Sumitomo Mitsui Trust Bank, Ltd., Sumitomo Mitsui Banking Corporation.
(b) Amount	¥1,800 million
(c) Interest Rate	The Three-month TIBOR (Tokyo Interbank Offered Rate) for Japanese Yen published by the Japanese Bankers Association) + 0.4% (Note 1)
(d) Drawdown Date	August 6, 2015
(e) Borrowing Method	The debt financing is based on a Basic Loan Agreement executed on July 8, 2015, and individual term loan agreements executed between MCUBS MidCity and the lenders listed in (a) above.
(f) Interest Payment Date	The last business days in March, June, September and December of each year, as well as the principal repayment date.
(g) Principal Repayment Date	April 28, 2016 (Note 2)
(h) Repayment Method	Principal repayment in full on maturity
(i) Collateral	Unsecured, Unguaranteed

Notes:

- The base interest rate applicable to the calculation period for the interest to be paid on the interest payment date is the Three-month TIBOR (Tokyo Interbank Offered Rate) for Japanese Yen published by the Japanese Bankers Association (JBA) two business days preceding the interest payment date. However, in the event the calculation period is a period of less than 3 months, the base interest rate is calculated based on the method stipulated in the agreements. For JBA's Japanese Yen TIBOR, please check with the JBA TIBOR Administration's website (<http://www.jbatibor.or.jp/english/>).
- 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.

Note: This press release provides information regarding MCUBS MidCity'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 MCUBS MidCity. Investors decisions 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. Rationale

Proceeds from the latest debt financing will be used as part of fund to acquire trust beneficiary interest in real estate of Cube Kawasaki (Planned Acquisition Price : 20,050 million yen) as described in “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 on July 9, 2015.

## 3. Amount, Use and Scheduled Date of Expenditure of Proceeds

(1) Amount to be borrowed

1,800 million yen

(2) Specific use of proceeds and scheduled date of expenditure

Specific use of proceeds	Amount to be borrowed	Scheduled date of expenditure
Part of acquisition fund for trust beneficiary interest in real estate	1,800 million yen	August 7, 2015

## 4. Status of Debt after the Borrowings (As of August 7, 2015)

(Millions of yen)

	Amount Prior to the Borrowings	Amount After the Borrowings	Change
Short-Term Borrowings (Note)	2,500	4,300	1,800
Current Portion of Long-Term Borrowings	20,150	20,150	—
Long-Term Borrowings (Note)	69,900	69,900	—
Total Borrowings	92,550	94,350	1,800
Investment Corporation Bonds	—	—	—
Total Interest –Bearing Debt	92,550	94,350	1,800

Note:

Short-Term Borrowings refer to borrowings with a borrowing period of less than or equal to 1 year from the borrowing date to the repayment date and Long-Term Borrowings refer to those with a borrowing period of more than 1 year.

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

With respect to the risks involved in repayment etc. due to the Borrowings, please refer to “Chapter 2 Reference Information, 2. Supplemental Information to Reference Document (4) Investment Risks” presented in the *yuka shoken todokedesho* (securities registration statement) submitted on July 9, 2015, in addition to “Investment Risks” presented in the *yuka shoken bokokusho* (securities report) (17th fiscal period) submitted on March 25, 2015.

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