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**For Translation Purpose Only**

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## Notice Concerning Debt Financing and Conclusion of Interest-Rate Swap Agreement

MCUBS MidCity Investment Corporation (hereafter “MCUBS MidCity”) announced today that it has decided to refinance part of its existing borrowings and conclude an interest-rate swap agreement as described below.

### 1. Details of the Borrowings

	Lender(s)	Amount outstanding	Debt term	Interest rate(Note 1,2)		Execution date	Anticipated borrowing date	Method of borrowing, repayment of principal	Maturity date (Note 3)
Loan 1	Mizuho Bank, Ltd., Sumitomo Mitsui Trust Bank, Ltd., Sumitomo Mitsui Banking Corporation.	¥2,800 million	5 years	Floating	Base interest rate (JBA 3-month yen TIBOR) + 0.500%	April 25, 2016	April 28, 2016	Unsecured and unguaranteed, lump sum repayment	April 30, 2021
Loan 2		¥1,500 million	1 year	Floating	Base interest rate (JBA 1-month yen TIBOR) + 0.400%				April 28, 2017

(Note 1)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 or the One-month TIBOR for Japanese Yen published by the Japanese Bankers Association (JBA) two business days preceding the interest payment date. However, in the event the base interest rate is the Three-month TIBOR and the calculation period is a period of less than 3 months, it 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/>).

(Note 2)Regarding Loan 1, interest payment dates are the end of January, April, July and October of every year and on the principal repayment date (or immediately preceding business day if the date is not a business day). Also, those of Loan 2 are the end of every month and on the principal repayment date(or immediately preceding business day if the date is not a business day).

(Note 3)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. Reason for the Borrowings

Proceed from the latest debt financing will be used as the funds for the repayment of borrowings of 4,300 million yen which will be due for repayment on April 28, 2016. MCUBS MidCity intends to improve the stability of the financial capacity through the extension of the debt term and fixing the interest rate of the ¥2,800 million long term loan (5 years) by the interest-swap agreement.

Lender(s)	Amount outstanding	Debt term	Interest rate		Borrowing date	Method of borrowing, repayment of principal	Maturity date
Mizuho Bank, Ltd.	¥2,500 million	1 year	Floating	Base interest rate (JBA 3-month yen TIBOR) + 0.600%	April 30, 2015	Unsecured and unguaranteed, lump sum repayment	April 28, 2016
Mizuho Bank, Ltd., Sumitomo Mitsui Trust Bank, Ltd., Sumitomo Mitsui Banking Corporation.	¥1,800 million	0.7 years	Floating	Base interest rate (JBA 3-month yen TIBOR) + 0.400%	August 6, 2015		

### 3. Details of Interest-Rate Swap Agreement

		Loan 1
1.Guarantor		Sumitomo Mitsui Trust Bank, Ltd.
2.Estimated principal		¥ 2,800 million
3.Interest rate	Fixed interest payment	▲0.00205%
	Variable interest receipt	Japanese Bankers Association Japanese Yen TIBOR for 3 months
4.Contract start date		April 28, 2016
5.Contract end date		April 30, 2021
6.Interest payment dates		The last business days in January, April, July and October of each year, as well as the principal repayment date.

(Note) In accordance with the interest-rate swap agreement, the interest rate of Loan 1 will be actually fixed at 0.49795% (p.a.) until the maturity date.

### 4. Status of interest-bearing debt after financing (As of April 28, 2016)

(Millions of yen)

		Before	After	Change
	Short-term borrowings	4,300	1,500	▲2,800
	Current portion of long-term borrowings	19,900	19,900	—
	Long-term borrowings	70,025	72,825	+2,800
Total borrowings		94,225	94,225	0
Investment corporation bonds		—	—	—
Total interest-bearing debt		94,225	94,225	0