

July 27, 2016

For Translation Purpose Only

 MCUBS MidCity Investment Corporation
 2-7-3, Marunouchi, Chiyoda-ku, Tokyo
 Katsura Matsuo
 Executive Director
 (Securities Code: 3227)
 URL: <http://www.midcity-reit.com/en/>

 MCUBS MidCity Inc.
 Katsura Matsuo
 President & CEO & Representative Director
 Naoki Suzuki
 Deputy President & Representative Director
 TEL. +81-3-5293-4150
 E-mail: IR@mcubs-midcity.com

Notice Concerning Debt Financing (Determination of Interest Rates)

Regarding part of the borrowings in the press release “Notice Concerning Debt Financing” dated on July 14, 2016, MCUBS MidCity Investment Corporation (hereafter “MCUBS MidCity”) announces that the applicable interest rates for the borrowings have determined as below.

	Lender(s)	Amount outstanding	Debt term	Interest rate		Execution date	Anticipated borrowing date	Method of borrowing, repayment of principal	Maturity date
Loan 2	The Nishi-Nippon City Bank, Ltd., The Hyakugo Bank, Ltd.	¥2,250 million	3.5 years	Fixed	<u>0.37315%</u>	July 26, 2016	July 29, 2016	Unsecured and unguaranteed, lump sum repayment	January 31, 2020
Loan 3	Sumitomo Mitsui Trust Bank, Limited	¥2,600 million							
Loan 4	Mizuho Bank, Ltd., Development Bank of Japan, Inc., Mitsubishi UFJ Trust and Banking Corporation, The Senshu Ikeda Bank, Ltd.	¥2,500 million	4.5 years	Fixed	<u>0.45065%</u>				January 31, 2021
Loan 5	Development Bank of Japan, Inc., Aozora Bank, Ltd., Mitsubishi UFJ Trust and Banking Corporation, The Senshu Ikeda Bank, Ltd.	¥2,650 million	5 years	Fixed	<u>0.49380%</u>				July 31, 2021
Loan 6	Mizuho Bank, Ltd., Development Bank of Japan, Inc., Aozora Bank, Ltd., Mitsubishi UFJ Trust and Banking Corporation	¥4,700 million	8 years	Fixed	<u>0.73500%</u>				July 31, 2024