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**For Translation Purpose Only**

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## Notice Concerning Debt Financing

MCUBS MidCity Investment Corporation (hereafter “MCUBS MidCity”) announced today that it has decided to obtain ¥18,000 million debt financing (hereafter “Borrowings”) as described below.

### 1. Details of Borrowings

Loan	Lender(s)	Amount outstanding	Debt term	Interest rate(Note 1,2)		Anticipated contract date	Anticipated borrowing date	Method of borrowing, repayment of principal	Maturity date (Note 3)
Loan 1	Mizuho Bank, Ltd.	¥10,000 million	0.5 years	Floating	Base interest rate (JBA 1-month yen TIBOR) + 0.150%	January 26, 2017	January 31, 2017	Unsecured and unguaranteed, lump sum repayment	July 31, 2017
Loan 2	Mizuho Bank, Ltd., Sumitomo Mitsui Trust Bank, Limited, Sumitomo Mitsui Banking Corporation, Development Bank of Japan, Inc., The Bank of Tokyo-Mitsubishi UFJ, Ltd.	¥4,000 million	5 years	Fixed	To be determined				January 31, 2022
Loan 3	Same as above	¥4,000 million	7 years	Fixed	To be determined				January 31, 2024

(Note 1)The base interest rate applicable to the calculation period for the interest to be paid on the interest payment date is the One-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 1 month, 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)We will make an announcement about the interest rates to be determined when determined.

(Note 3)Repayment day shall be the day immediately following business day if it is not a business day. However, the repayment day shall be the day preceding business day if it falls into the next month.

(Note 4)Interest payment dates for Loan 1 are the end of every month and on the principal repayment date and that for the others are the end of January, April, July and October of every year and on the principal repayment date (or immediately preceding business day if it is not a business day).

### 2. Reason for Borrowings

It will be allocated as a part of the funds to acquire trust beneficiary interests in real estates and the acquisition costs, which were announced in the press releases titled “Notice Regarding Acquisition of Trust Beneficiary Interest in Domestic Real Estate (Sendai Capital Tower)” dated December 20, 2016 and “Notice Regarding Acquisition and Disposition of Trust Beneficiary Interest in Domestic Real Estate (Acquisition of Shibuya Sakuragaoka Square and Disposition of Midosuji MID Bldg.)” dated January 12, 2017.

## 3. Status of interest –bearing debt after the financing (As of January 31, 2017)

(Millions of yen)

	Before	After	Change
Short-term borrowings	0	10,000	+10,000
Long-term borrowings	91,100	98,975	(Note)+7,875
Total borrowings	91,100	108,975	+17,875
Investment corporation bonds	3,000	3,000	—
Total interest- bearing debt	94,100	111,975	+17,875

(Note)Including a scheduled payment (125 million yen) on January 31, 2017