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**For Translation Purpose Only**

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**Notice Regarding Completion of Acquisition of Trust Beneficiary Interest in Domestic Real Estate**  
**(Sendai Capital Tower and Shibuya Sakuragaoka Square)**

MCUBS MidCity Investment Corporation (hereafter “MCUBS MidCity”) announces the completion of acquisitions of trust beneficiary interest in Sendai Capital Tower and Shibuya Sakuragaoka Square, as 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.

**1. Acquired properties**

Property name	Location	Type of Specified Asset	Acquisition price (¥ million)(Note)	Acquisition date
Sendai Capital Tower	Aoba-ku, Sendai-shi, Miyagi	Trust beneficiary interest in real estate	5,500	February 1, 2017
Shibuya Sakuragaoka Square	Shibuya-ku, Tokyo	Land: 60% quasi co-ownership interest of trust beneficiary interest in real estate Building: Trust beneficiary interest in real estate	12,130	February 1, 2017
Total (2 properties)			17,630	

Note: “Acquisition price” indicates the sale price (excluding various acquisition expenses, property taxes, city planning taxes, consumption taxes, etc.) of respective trust beneficiary interest stated in the trust beneficiary interest transfer agreement. The same applies hereinafter.

## (Reference) Shibuya Sakuragaoka Square

Acquisition date	Type of Specified Asset	Acquisition price (¥ million) (a)	Appraisal value (¥ million)(Note) (b)	Difference between acquisition price and appraisal value $\{(a)/(b)-1\} * 100$
August 3, 2015	Land: 40% quasi co-ownership interest of trust beneficiary interest in real estate	5,000	5,320	- 6.0%
February 1, 2017	This Acquisition	12,130	13,000	- 6.7%
	Land + Building	17,130	19,600	- 12.6%

Note: The appraisal value for “Land: 40% quasi co-ownership interest of trust beneficiary interest in real estate” is as of December 31, 2016 and the appraisal values for “This Acquisition” and “Land + Building” are as of December 1, 2016.