For Translation Purpose Only

Notice Concerning Partial Early Repayment of Borrowing

MCUBS MidCity Investment Corporation (hereafter "MCUBS MidCity") announces that it has decided to undertake partial early repayment (7,000 million yen) of short-term borrowing as below.

1. Details of borrowing to be repaid

Lender(s)	Amount outstanding	Anticipated repayment amount	Interest rate		Borrowing date	Method of borrowing, repayment of principal	Maturity date	Anticipated repayment date
Mizuho Bank, Ltd.	¥10,000 million	¥7,000 million	Floating	Base interest rate (JBA 1-month yen TIBOR)＋0.150%	January 31, 2017	Unsecured and unguaranteed, lump sum repayment	July 31, 2017	March 31, 2017

2. Funds for repayment

The repayment will be made by using the part of proceeds from the disposition of the two trust beneficiary interests which has been announced in the press releases "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 and "Notice Regarding Acquisition and Disposition of Trust Beneficiary Interests in Domestic Real Estates(Acquisition of Two Office Buildings and Disposition of One Office Building)" dated February 14, 2017.

3. Status of interest-bearing debt after the early repayment (As of March 31, 2017)

(Millions of yen)

		Before	After	Change
	Short-term borrowings	10,000	3,000	▲7,000
	Long-term borrowings	98,975	98,975	―
Total borrowings		108,975	101,975	▲7,000
Investment corporation bonds		3,000	3,000	―
Total interest-bearing debt		111,975	104,975	▲7,000