

October 26, 2017

To all concerned parties:

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Notice Concerning Investment Unit Split and Revision of Forecast Distribution per Unit

MCUBS MidCity Investment Corporation (hereafter “MCUBS MidCity”) announces that it resolved at its board of director’s meeting held today to split MCUBS MidCity’s investment units (hereafter the “Split”).

Along with the Split, MCUBS MidCity also revised its forecast of distribution per unit for the fiscal period ending June 30, 2018 (the 24th Fiscal Period: January 1, 2018 to June 30, 2018) announced in the “Summary of financial results for the six months ended June 30, 2017” (hereafter the “Financial Report”) dated August 15, 2017, as described below.

1. Purpose of the Split

MCUBS MidCity is considering various measures to enhancing unitholder values, and as a part of the activities, MCUBS MidCity resolved to split its investment units. In light of the spread of the Nippon Individual Savings Account (NISA), MCUBS MidCity will implement the Split for the purpose of making an environment which enables investors to handle their investment more easily by reducing the investment unit price, which would ultimately broaden MCUBS MidCity’s investor base and increase the liquidity of the investment units.

2. Summary of the Split

(1) Method of the Split

MCUBS MidCity will implement a five-for-one split of the investment units of MCUBS MidCity held by unitholders stated or recorded on the registry of unitholders as of the record date of December 31, 2017.

(2) Number of Investments Units to be Increased through the Split

i .	Number of investment units issued and outstanding before the Split:	296,625 units
ii .	Number of investment units to be increased through the Split:	1,186,500 units
iii .	Number of investment units issued and outstanding after the Split:	1,483,125 units
iv .	Number of investment units authorized after the Split:	2,000,000 units ^(Note)

(Note) Number of investment units authorized will remain unchanged as of today.

(3) Schedule of the Split

i .	Date of publication of record date:	December 14, 2017(Scheduled)
ii .	Record date:	December 31, 2017 ^(Note)
iii .	Effective date:	January 1, 2018

(Note) The final trading day with rights at the Tokyo Stock Exchange is December 26, 2017.

3. Revision of Forecast Distribution per Unit

(1) Reason for Revision

Along with the five-for-one split of the investment units, distribution per unit for the fiscal period ending June 30, 2018 announced in the Financial Report was revised in accordance with the ratio of the Split.

Furthermore, as the revision to distribution per unit is conducted in accordance with the increase in the number of the investment units issued and outstanding caused by the Split, there is no change of business result forecast and forecast of total distributions.

In addition, there is no revision to the forecast of Distribution per unit for the fiscal period ending December 31, 2017 (the 23rd Fiscal Period: July 1, 2017 to December 31, 2017) also announced in the Financial Report due to the effective date of the Split being January 1, 2018.

(2) Revision of Forecast Distribution per Unit for the Fiscal Period Ending June 30, 2018 (the 24th Fiscal Period: January 1, 2018 to June 30, 2018)

	Operating revenues (millions of yen)	Operating income (millions of yen)	Ordinary income (millions of yen)	Net income (millions of yen)
Previous forecast (A)	7,451	2,970	2,403	2,402
Revised forecast (B)	7,451	2,970	2,403	2,402
Difference (B - A)	—	—	—	—
Percentage change	—	—	—	—
(Reference) Forecast for the fiscal period ending December 2017	7,615	2,973	2,388	2,387

	Distribution per unit (excluding distribution in excess of earnings) (yen)	Distribution in excess of earnings per unit (yen)	Number of investment units issued and outstanding at end of period (unit)
Previous forecast (A)	8,100	0	296,625
Revised forecast (B)	1,620	0	1,483,125
Difference (B - A)	- 6,480	—	1,186,500
Percentage change	-80.0%	—	400.0%
(Reference) Forecast for the fiscal period ending December 2017	8,050	0	296,625

Notes:

1. Amounts below the specified unit are rounded down. Percentage figures are rounded to the nearest first decimal place.
2. For assumptions for the business results forecast above, please refer to "Assumptions regarding business outlook for the 23rd fiscal period (July 1, 2017 to December 31, 2017) and the 24th fiscal period (January 1, 2018 to June 30, 2018)" on page 9 of the Financial Report.
3. The revision is the forecast as of the date of this document. Actual operating revenues, net income and distribution per unit may vary depending on changes including additional acquisitions or dispositions of real estate, etc., operating environment and such. Also, the above forecasts do not guarantee actual operating results or the amounts of future distributions.

This English language release is for informational purposes only, and the Japanese language release should be referred to as the original.