

January 29, 2018

For Translation Purpose Only

Investment Corporation

**MCUBS MidCity Investment Corporation**

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TSE Code: 3227, LEI Code: 353800WZPKHG2SQS1P32

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Asset Management Company

**MCUBS MidCity Inc.**

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## Notice Regarding Acquisition and Leasing of Trust Beneficiary Interests in Domestic Real Estates (Acquisition of Four Office Buildings)

MCUBS MidCity Investment Corporation (hereafter “MCUBS MidCity”) announces that, its asset management company, MCUBS MidCity Inc. (hereafter the “Asset Management Company”), decided today to acquire and lease properties, as detailed below (the acquisition will be hereafter referred to as the “Acquisition”).

### 1. Overview of Acquisition

Property Name	USC Bldg.	Yoshiyasu Kanda Bldg.	SSP Bldg.	M-City Akasaka 1-chome Bldg.
Type of Specified Asset	Trust beneficiary interest in real estate (Note 5)	Trust beneficiary interest in real estate	Trust beneficiary interest in real estate	Trust beneficiary interest in real estate
Location	Koto-ku, Tokyo	Chiyoda-ku, Tokyo	Chuo-ku, Tokyo	Minato-ku, Tokyo
Planned Acquisition Price (Note 1)(A)	¥5,800 million	¥4,000 million	¥9,200 million	¥4,205 million
Appraisal Value (Note 2) (B)	¥6,070 million	¥4,260 million	¥10,200 million	¥4,280 million
Difference between Planned Acquisition Price and Appraisal Value (B-A)	¥270 million	¥260 million	¥1,000 million	¥75 million
NOI Yield (Note 3)	4.6%	4.2%	4.4%	3.8%
NOI Yield after Depreciation (Note 4)	4.0%	3.9%	3.6%	3.6%
Agreement Execution Date	January 29, 2018	January 29, 2018	January 29, 2018 (Note 6)	January 29, 2018
Planned Acquisition Date	February 16, 2018	February 16, 2018	March 1, 2018	March 1, 2018
Seller	A domestic non-financial corporation (Note 7)	A domestic non-financial corporation (Note 7)	YB Hamacho Kaihatsu Tokutei Mokuteki Kaisha	Godo Kaisha Mac

#### Notes:

- “Planned Acquisition Price” indicates the sale price of respective trust beneficiary interest in real estate stated in the trust beneficiary interest transfer agreement (excluding acquisition expenses, property taxes, city planning taxes and consumption taxes, etc.). The same shall apply hereinafter.
- “Appraisal Value” indicates the appraisal value as of December 1, 2017.
- “NOI Yield” indicates the ratio of the appraisal NOI (under the direct capitalization method) to the Planned Acquisition Price of respective assets to be acquired and is obtained by using the following formula. The same shall apply hereinafter.  

$$\text{NOI Yield} = \text{Appraisal NOI} \div \text{Planned Acquisition Price}$$

\*Appraisal NOI is the net operating income under the direct capitalization method stated in the appraisal reports of respective assets to be acquired, the record date of which is December 1, 2017. The same shall apply hereinafter.
- “NOI Yield after Depreciation” indicates the ratio of NOI (under the direct capitalization method) after depreciation to the Planned Acquisition Price of respective assets to be acquired and is obtained by using the following formula. “NOI after Depreciation” is calculated by deducting depreciation and amortization costs from Appraisal NOI.  

$$\text{NOI Yield after Depreciation} = (\text{Appraisal NOI} - \text{depreciation}) \div \text{Planned Acquisition Price}$$

\*Depreciation for the Assets to be Acquired is calculated by using the depreciation rates in proportion to the useful life under the straight-line method, as is the case for the other assets owned by MCUBS MidCity. The same shall apply hereinafter.
- MCUBS MidCity will additionally acquire quasi co-ownership interest of trust beneficiary interest in this property (ownership ratio: 58/108 (approx. 54%)). MCUBS MidCity acquired approx. 46% quasi co-ownership interest of this property on April 6, 2017. Thus, following the Acquisition, MCUBS MidCity will hold 100% ownership of the property.
- MCUBS MidCity and a domestic corporation (the “Status Transferor”) executed the status transfer agreement with regard to SSP Bldg. (the “Status Transfer Agreement”), under which MCUBS MidCity shall take over, as of February 28, 2018, the status of a purchaser under the trust beneficiary interest transfer agreement regarding SSP Bldg. (the “Sale and Purchase Agreement (SSP Bldg.)”) that had been executed between the current owner and the Status Transferor. The Agreement Execution Date for SSP Bldg. indicates the date on which such Status Transfer Agreement was executed. The Status Transferor is a third party with no special interest in MCUBS MidCity or the Asset Management Company.

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7. The names of the sellers of USC Bldg. and Yoshiyasu Kanda Bldg. are not disclosed because the sellers' approval has not been obtained. Neither of the sellers has any special interest in MCUBS MidCity or the Asset Management Company.

## 2. Reason for Acquisition and Leasing

MCUBS MidCity is committed to managing assets from a medium- to long-term perspective to assure stable revenues and steady growth of assets under management and emphasizes investment in the three major metropolitan areas (the Tokyo metropolitan area <sup>(Note 1)</sup>, the Osaka metropolitan area <sup>(Note 1)</sup> and the Nagoya metropolitan area <sup>(Note 1)</sup>).

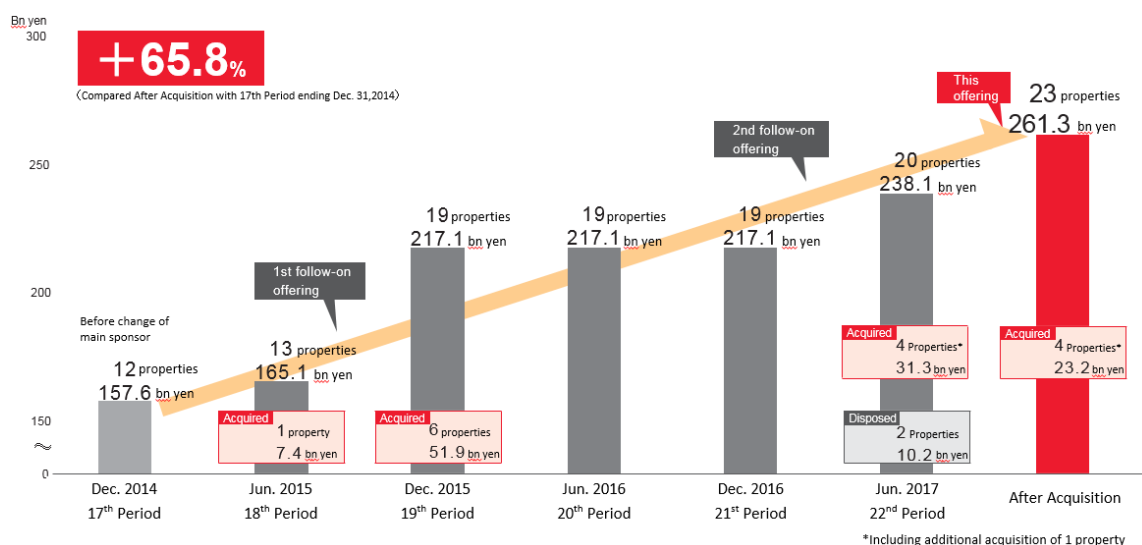
After the Acquisition totaling 23.2 billion yen, the size of the portfolio (on a basis of (Planned) Acquisition Prices) will expand to 261.3 billion yen, and the ratio of properties located in Tokyo metropolitan area to the overall portfolio (on a basis of (Planned) Acquisition Prices) will increase to 49.6%, in contrast to 16.6% as at the end of the fiscal period ended December 2014 which was before the change of our main sponsor. In addition, our portfolio will become more diversified as Ratio of OBP <sup>(Note 1)</sup> will be reduced to 37.8%, in contrast to 62.4% as at the end of the fiscal period ended December 2014, and the ratio of the largest tenant <sup>(Note 1)</sup> will be reduced to 12.8%, in contrast to 21.2% as at the end of the fiscal period ended December 2014. Moreover, MCUBS MidCity has considered that the Acquisition would contribute to reinforcing earnings capacity of the portfolio with an increase in the average NOI Yield after Depreciation and to enhancing the unitholder value, which is represented by distribution per unit, over a medium- to long-term. Thus, MCUBS MidCity decided to conduct the Acquisition.

Furthermore, MCUBS MidCity judges that the tenants of the Assets to be Acquired satisfy the criteria for the selection of tenants stated in the "Report on the Management Structure and System of the Issuer of Real Estate Investment Trust Units and Related Parties" filed on September 28, 2017.

For details of the individual Assets to be acquired, please refer to "3. Details of Assets to be Acquired" below <sup>(Note 2)</sup>.

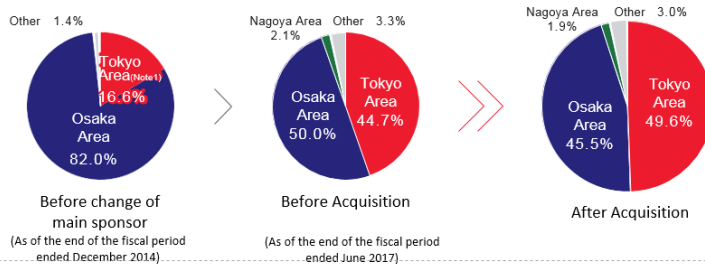
	Planned Acquisition Prices	Appraisal Value	Ratio of Unrealized Gain <sup>(Note 3)</sup>	Average NOI Yield <sup>(Note 4)</sup>	Average NOI Yield after Depreciation <sup>(Note 5)</sup>
Total/ Average	¥23,205 million	¥24,810 million	+6.9%	4.3%	3.7%

■ Asset size <sup>(Note 6)</sup>



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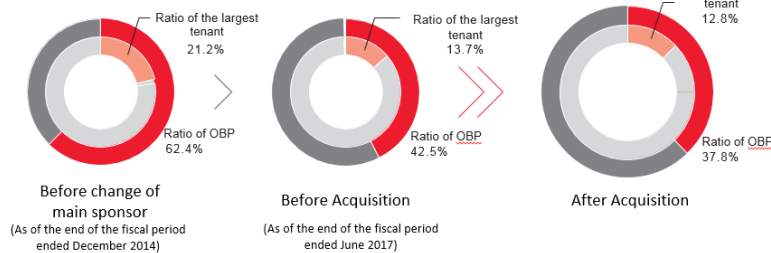
## ■ Area diversification



Comparison between "After Acquisition" and "Before change of main sponsor"

**Tokyo Area (Note1)**  
16.6% → 49.6%

## ■ Tenant diversification



Comparison between "After Acquisition" and "Before change of main sponsor"

**Ratio of OBP**  
62.4% → 37.8%

**Ratio of the largest tenant**  
21.2% → 12.8%

### Notes:

- The "Tokyo metropolitan area" represents Tokyo, Kanagawa, Chiba and Saitama; the "Osaka metropolitan area" represents Osaka, Kyoto and Hyogo; and the "Nagoya metropolitan area" represents Aichi. The same shall apply hereinafter. Also, the "Ratio of the largest tenant" indicates the ratio of rents and common-area fees received from a specific tenant which have the largest share to that of the overall portfolio, while the "Ratio of OBP" indicates the ratio of rents and common-area fees of Twin 21 and Matsushita IMP Bldg. to that of the overall portfolio.
- Explanations of the descriptions in each column for the overview of the respective assets to be acquired, described in "3. Details of Assets to be Acquired" below are as follows:  
Among the descriptions about the Assets to be Acquired, "Land (Site Area)," "Building (Structure/Floors)," "Building (Total Floor Area)," "Building (Use)," and "Building (Completion Date)" are based on what is indicated in the registry. "Land (Floor-Area Ratio)" represents the ratio of the total floor area of a building to the site area, as stipulated in Article 52 of the Building Standards Act (Law No. 201 of 1950, as amended) (the "Building Standards Act"), and indicates the figure specified in city planning in accordance with the zoning, etc. "Land (Building-to-Land Ratio)" represents the ratio of the building area to the site area, as stipulated in Article 53 of the Building Standards Act, and indicates the figure applicable for each individual real estate in trust in accordance with the zoning, etc. (known as Standard Building Coverage Ratio). With regard to the "Overview of Building Condition Evaluation (PML)," PML (Probable Maximum Loss) is defined as "probable loss for a building with a recurrence interval of 475 years" based on the risk curve showing the relationship between loss and annual exceedance probability as calculated by Engineering and Risk Services Corporation and OYO RMS Corporation. The probable loss for a building with a recurrence interval of 475 years represents "loss of 10% of exceedance probability over 50 years" under the BELCA's guidelines.  
"Overview of Leasing" indicates the content of the lease agreement effective as of the end of November 2017 regarding the real estate in trust for each of the Assets to be Acquired, based on the figures and information provided by the sellers of each asset. "Overview of Leasing (Rentable Area)" indicates the rentable area of the building of the real estate in trust for each of the Assets to be Acquired (or total rentable area of respective buildings in the case where there are multiple buildings for each property; limited to the rental spaces, and not including the areas of warehouses, halls and parking lots, etc. However, it includes the area of the common area and parking lot area etc., if such area is leased.). "Overview of Leasing (Rental Area)" indicates the total area presented in the lease agreements, etc. with end tenants that are effective as of the end of November 2017 (limited to the rental spaces, and not including the areas of warehouses, halls and parking lots, etc. However, it includes the area of the common area and parking lot area etc., if such area is leased). "Overview of Leasing (Total Tenants)" does not include the number of the end tenants that leases warehouses, halls, and parking lots, etc. only in the calculation. "Overview of Leasing (Total Annual Rent)" and "Overview of Leasing (Security Deposit/Guarantee, Etc.)" indicate the total amount of the monthly rent, monthly common area charge, parking lot usage fee, warehouse rent and facility usage fee, etc. stated in the lease agreements executed with end tenants that are effective as of the end of November 2017, multiplied by 12, and the balance of security deposits and guarantees (including those for the rental spaces, parking lots and warehouse lots, etc.), with amounts less than thousand yen rounded down, respectively.
- "Ratio of Unrealized Gain" indicates a ratio of the difference between the appraisal value of the Assets to be Acquired and the Planned Acquisition Price to the Planned Acquisition Price.
- "Average NOI Yield" indicates the weighted average of NOI Yield of each of the Assets to be Acquired based on the Planned Acquisition Prices.
- "Average NOI Yield after Depreciation" indicates the weighted average of NOI Yield after Depreciation of each of the Assets to be Acquired based on the Planned Acquisition Prices.
- The Asset Size is based on the (Planned) Acquisition Prices, and includes silent partnership interests. The statement "additional acquisition of 1 property" in the above chart means that there was an additional acquisition of quasi co-ownership interest of a property, of which some quasi co-ownership interest had already been held by MCUBS MidCity (and thus this property is not newly counted in the aggregate number of properties in the portfolio after the acquisition in the above chart).

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### 3. Details of Assets to be Acquired

#### [USC Bldg.]

Type of Specified Asset		Quasi co-ownership interest of trust beneficiary interest in real estate (Note 1)	Planned Acquisition Price		¥5,800,000 thousand
			Planned Acquisition Date		February 16, 2018
Location (Indicated for Residence)		4-11-38, Toyo, Koto-ku, Tokyo	Appraisal Value		¥6,070,000 thousand
			Appraiser		The Tanizawa Sōgō Appraisal Co., Ltd.
Land	Site Area <sup>(Note 2)</sup>	4,565.21 m <sup>2</sup>	Overview of Building Condition Evaluation (Note 2)	Date of Preparation of Report	December 2016
	Zoning	Commercial zone, category II Residential zone		Evaluation Company	Tokio Marine & Nichido Risk Consulting Co., Ltd.
	Type of Ownership	Fee simple		Short-term Repair Cost	¥0
	Floor-Area Ratio/ Building-to-Land Ratio <sup>(Note 3)</sup>	500%/100%, 300%/70%		Long-term Repair Cost	¥367,888 thousand
Building	Structure/ Floors	Main Building: S/SRC with flat roof, B1/8F Annex: RC with galvanized steel sheet roof, single-storied	Overview of Leasing (Note 2)	PML	4.8%
	Total Floor Area <sup>(Note 2)</sup>	18,506.16 m <sup>2</sup> (including the annex building)		Rentable Area	12,489.08 m <sup>2</sup>
	Type of Ownership	Fee simple		Rental Area	12,489.08 m <sup>2</sup>
	Use	Main Building: Office, parking lot Annex: Garbage room		Occupancy Rate	100.0% <sup>(Note 4)</sup>
	Completion Date	January 31, 1990 Change, partial demolition and expansion of building: January 12, 2007		Total Tenants	8 <sup>(Note 4)</sup>
Property Management Consignee		Sun Frontier Fudousan Co., Ltd.	Total Annual Rent	¥596,740 thousand	
Building Management Consignee		Sun Frontier Fudousan Co., Ltd.		Security Deposit / Guarantee, Etc.	
Trustee		Mitsubishi UFJ Trust and Banking Corporation		¥354,819 thousand	
Special Notations		Non-functioning emergency electric light was found as a result of the regular inspection of building equipment. The finding will be repaired without delay.			

#### Notes:

- The ratio of quasi co-ownership interest to be acquired by MCUBS MidCity: 58/108 (approx. 54%). MCUBS MidCity will hold 100% ownership of the trust beneficiary interest in this property, combined with its quasi co-ownership interest (quasi co-ownership ratio: 50/108, approx. 46%) which has been acquired prior to this additional acquisition.
- "Site Area," "Total Floor Area," "Overview of Building Condition Evaluation" and "Overview of Leasing" indicate the figures for the entire land and building of the property.
- While the original building-to-land ratio applicable to land located within an area that is zoned for commercial use is 80%, the ratio of 100% is applied to the land of this property because the building of the property is a fire-resistant building located within a fire protection district. In addition, while the original building-to-land ratio applicable to land located within category II residential zones is 60%, the ratio of 70% is applied to the land of this property because the building of the property is a fire-resistant building located within a fire protection district.
- The information as of November 30, 2017 is stated in the table. The occupancy rate and total tenants as of March 1, 2018, after the Acquisition, will be 83.3% and 7, respectively, as a result of the scheduled tenant exit according to the cancellation notice that has been received and the scheduled new tenant occupation according to the application form that has also been received.

In the decision-making process to acquire this property, the following aspects were appreciated.  
 (Regional Characteristics)

The Toyochō area, where this property is located, is accessible by the Tokyo Metro Tozai Line, which provides good access to the Marunouchi / Otemachi area and Yaesu / Nihombashi area. The Toyochō office area cater to the demands of financial institutions and IT companies for use as back offices and to the needs for branches and offices covering the eastern part of Tokyo 23 wards, owing to its cheaper rent than that in central Tokyo.

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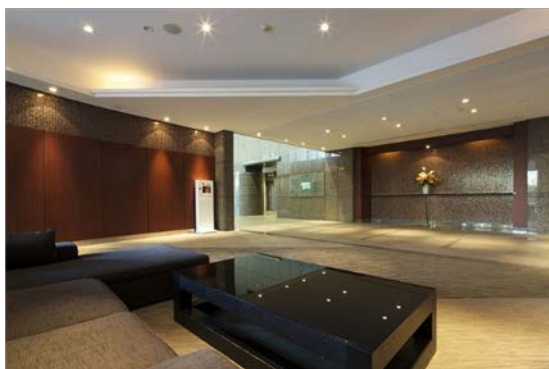
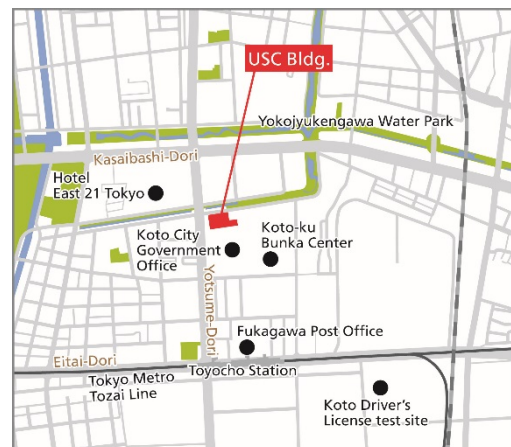


### (Property Characteristics)

This property, which is about seven minutes' walk from Toyochi Station on the Tokyo Metro Tozai line, is an office building located along the Yotsume-Dori which can be found easily. This property can be differentiated in terms of its size from other buildings in this area, many of which are mid- and small-sized buildings with a floor area of less than 3,000 tsubo, with the total floor area of approximately 5,600 tsubo and the standard floor area of approximately 600 tsubo. The property is also characterized by the high-grade specifications at the entrance hall and common use spaces. This is an environmentally-friendly building equipped with facilities useful in BCP (Business Continuity Planning), such as a rooftop biotope, solar power generation system and emergency generators for tenants. Potential tenants that attach importance to the convenience of vehicle use may also be attracted to this property since it secures 107 parking lots.

### <Backgrounds Leading to Acquisition>

MCUBS MidCity acquired approximately 46% of quasi co-ownership interest of trust beneficiary interest in USC Bldg. in association with the 2<sup>nd</sup> public offering in February 2017, and a preferential negotiation right over acquisition of the remaining approximately 54% of quasi co-ownership interest, as a pipeline property to be acquired, was granted by the seller. MCUBS MidCity will exercise the preferential negotiation right and gain ownership of the entire USC Bldg. by acquiring the remaining approximately 54% of quasi co-ownership interest through a negotiation transaction.



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**[Yoshiyasu Kanda Bldg.]**

Type of Specified Asset		Trust beneficiary interest in real estate	Planned Acquisition Price		¥4,000,000 thousand
			Planned Acquisition Date		February 16, 2018
Location (Indicated for Residence)		2-1-15, Iwamotocho, Chiyoda-ku, Tokyo	Appraisal Value		¥4,260,000 thousand
			Appraiser		Daiwa Real Estate Appraisal Co., Ltd.
Land	Site Area	715.69 m <sup>2</sup>	Overview of Building Condition Evaluation	Date of Preparation of Report	September 2017
	Zoning	Commercial zone		Evaluation Company	Sompo Risk Management & Health Care Inc.
	Type of Ownership	Fee simple		Short-term Repair Cost	¥0
	Floor-Area Ratio/ Building-to-Land Ratio <sup>(Note)</sup>	600% / 100%		Long-term Repair Cost	¥124,670 thousand
Building	Structure/ Floors	S/SRC with steel flat roof, 9F	Overview of Leasing	PML	8.7%
	Total Floor Area	4,554.00 m <sup>2</sup>		Rentable Area	3,149.30 m <sup>2</sup>
	Type of Ownership	Fee simple		Rental Area	3,149.30 m <sup>2</sup>
	Use	Office, parking lot		Occupancy Rate	100.0%
	Completion Date	May 9, 1989 Partial demolition of building: August 11, 2008		Total Tenants	6
Property Management Consignee		Jones Lang LaSalle K.K.		Total Annual Rent	¥203,375 thousand
Building Management Consignee		Jones Lang LaSalle K.K.		Security Deposit / Guarantee, Etc.	¥119,908 thousand
Trustee		Mitsubishi UFJ Trust and Banking Corporation			
Special Notations		Non-functioning emergency electric light was found as a result of the regular inspection of building equipment. MCUBS MidCity agreed with the seller that such defect should be corrected at the responsibility and expense of the seller.			

**Note:**

While the original building-to-land ratio applicable to land located within an area that is zoned for commercial use is 80%, the ratio of 100% is applied to the land of this property because the building of the property is a fire-resistant building located within a fire protection district.

In the decision-making process to acquire this property, the following aspects were appreciated.

**(Regional Characteristics)**

The Iwamotocho / Higashi-Kanda / Sotokanda area, in which this property is located, is accessible by the Tokyo Metro Ginza Line, which boasts convenience as a business line and provides superior access to central Tokyo. The vacancy rate of office buildings located in the Iwamotocho / Higashi-Kanda / Sotokanda area has been on the decline since 2014 and is at 1.8% in 1Q 2017, which is lower than the rate of Tokyo 23 wards overall.

**(Property Characteristics)**

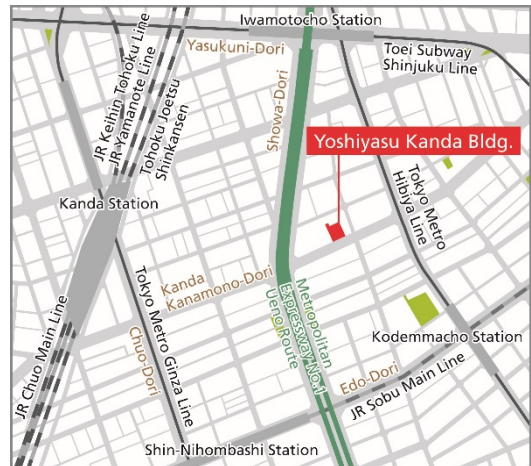
This property, located in a convenient area of Chiyoda-ku, Tokyo, where relatively older mid-to-high-rise retail stores and office buildings line side-by-side, is accessible from four stations of seven railway and subway lines, such as a seven minutes' walk from Kanda Station on the JR/Tokyo Metro Ginza Line, a four minutes' walk from Kodemmacho Station on the Tokyo Metro Hibiya Line, a five minutes' walk from Iwamotocho Station on the Toei Subway Shinjuku Line, and a six minutes' walk from Shin-Nihombashi Station on the JR Line. This property also offers car users good access, as it is located near the Showa-Dori. The building with the standard floor area of nearly 140 tsubo achieves higher usage efficiency of pillar-free spaces and enables flexible office layout. Some renovation works were already implemented including the repair work of the rooftop and parking lots in 2008 and renewal of the entrance and other common use spaces in 2012.

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Think bold today for a brighter tomorrow.



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**[SSP Bldg.]**

Type of Specified Asset		Trust beneficiary interest in real estate	Planned Acquisition Price		¥9,200,000 thousand
			Planned Acquisition Date		March 1, 2018
Location (Indicated for Residence)		2-12-4, Nihombashi Hamacho, Chuo-ku, Tokyo	Appraisal Value		¥10,200,000 thousand
			Appraiser		Daiwa Real Estate Appraisal Co., Ltd.
Land	Site Area	1,135.18 m <sup>2</sup>	Overview of Building Condition Evaluation	Date of Preparation of Report	April 2017
	Zoning	Commercial zone		Evaluation Company	Sompo Risk Management & Health Care Inc.
	Type of Ownership	Fee simple		Short-term Repair Cost	¥10 thousand
	Floor-Area Ratio/ Building-to-Land Ratio	700% / 80%		Long-term Repair Cost	¥201,330 thousand
Building	Structure/ Floors	S with flat roof, 10F	Overview of Leasing	PML	5.1%
	Total Floor Area	8,123.17 m <sup>2</sup>		Rentable Area	6,123.81 m <sup>2</sup>
	Type of Ownership	Fee simple		Rental Area	6,123.81 m <sup>2</sup>
	Use	Office, shop		Occupancy Rate	100.0%
	Completion Date	January 29, 2008		Total Tenants	1
Property Management Consignee		XYMAX ALPHA Corporation		Total Annual Rent	¥532,281 thousand
Building Management Consignee		XYMAX ALPHA Corporation		Security Deposit / Guarantee, Etc.	¥444,566 thousand
Trustee		Sumitomo Mitsui Trust Bank, Limited			
Special Notations		N/A			

In the decision-making process to acquire this property, the following aspects were appreciated.

**(Regional Characteristics)**

The Ningyocho / Kakigaracho area, in which this property is located, is a relatively later developed office market in Tokyo built around major arterial roads such as the Kiyosubashi Dori, and creates demand among companies that want to have an office in Chuo-ku but to avoid heavy burdens of expensive rent. The vacancy rate of office buildings located in the Ningyocho / Kakigaracho area has remained lower than that of Tokyo 23 wards overall since 2015 and is at 1.0% in 1Q 2017, as there has been no supply of office buildings since 2013 (as at the end of 1Q 2017).

**(Property Characteristics)**

This property is located within walking distance of stations of several railway and subway lines, such as a three minutes' walk from Hamacho Station on the Toei Subway Shinjuku Line, a five minutes' walk from Ningyocho Station on the Tokyo Metro Hibiya Line and Toei Subway Asakusa Line and a seven minutes' walk from Bakurocho Station on the JR Line. It is located near Tokyo City Air Terminal and easily accessible to airports. This office building, which is highly visible and well-lit, is conveniently situated for office workers at the corner of the Kiyosubashi-Dori and Kinza-Dori, and surrounded by a number of restaurants and convenience stores. The property can be differentiated from other buildings in this area, many of which are small- and mid-sized buildings completed in the 1980s and 1990s, with its total floor area of approximately 2,600 tsubo and standard floor area of approximately 200 tsubo, in terms of its size and younger age of nine years. Its specifications lend this property a high-grade feel, as represented by the exterior covered with glass curtain walls and a textured and well-lit entrance hall with a sophisticatedly-designed façade. Leasable spaces are

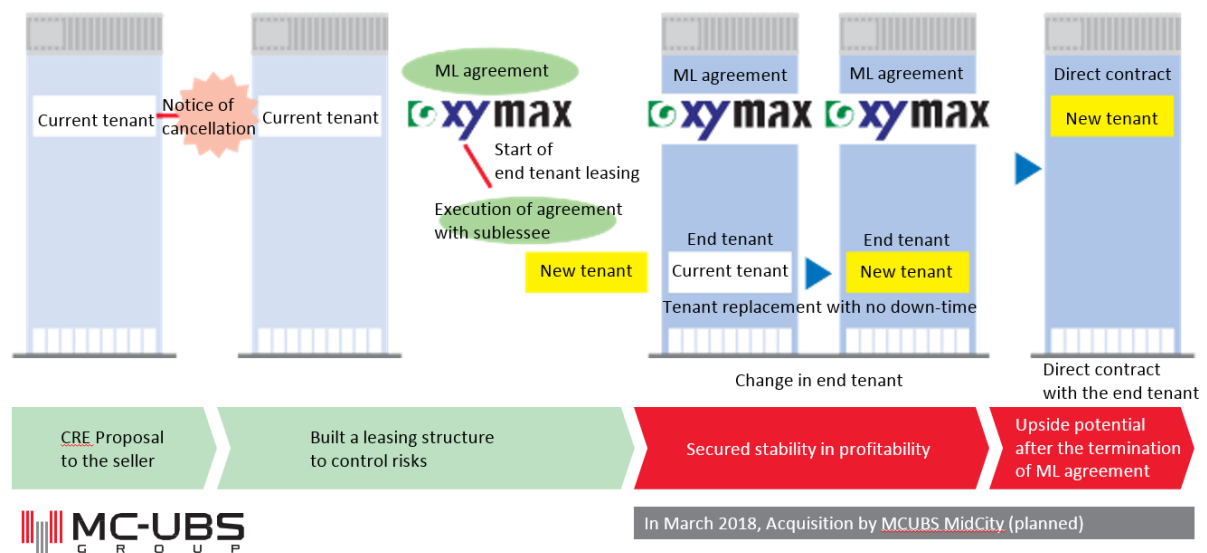
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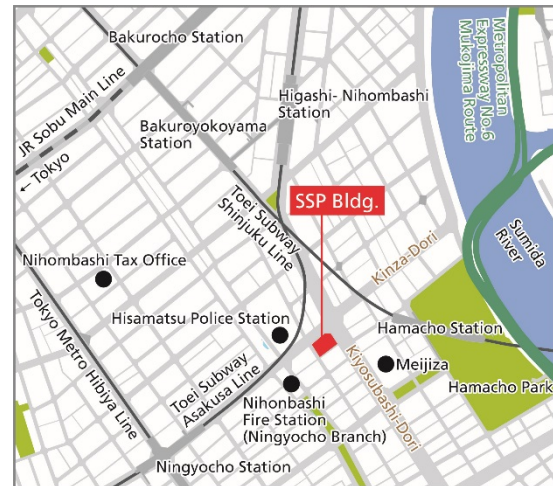
rectangle-shaped and free of pillars, which enhances versatility and usage efficiency, and also enables flexible layout. All these specifications boost the property's competitiveness in this area.

#### <Efforts Leading to Acquisition>

- ① CRE proposal to the seller
  - Through the sponsor network, MCUBS MidCity made a CRE proposal to the seller.
- ② Built a leasing structure to control risks
  - Built a structure of rent-guaranteed master lease (ML) considering risks associated with exit of tenants, following the notice of cancellation received from the current tenant.
  - XYMAX Corporation, a ML contract counterparty, started end-tenant leasing and entered into a fixed long-term leasing agreement with Toyota Mobility Service Co. Ltd. (currently known as Toyota Tokyo Rental & Leasing Co., Ltd.)
- ③ Secured stability in profitability
  - Upon the acquisition of the property by MCUBS MidCity, tenant-related risks will be eliminated and stability in profitability will be ensured based on the rent-guaranteed ML agreement with XYMAX Corporation.
  - A new tenant is scheduled to move in as an end tenant, without downtime.
- ④ Upside potential after the termination of ML agreement
  - Upside in profitability is expected after the termination of the two-year ML agreement, by switching to a direct contract with the end tenant.



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**[M-City Akasaka 1-chome Bldg.]**

Type of Specified Asset		Trust beneficiary interest in real estate	Planned Acquisition Price		¥4,205,000 thousand
			Planned Acquisition Date		March 1, 2018
Location (Indicated for Residence)		1-11-28, Akasaka, Minato-ku, Tokyo	Appraisal Value		¥4,280,000 thousand
			Appraiser		Japan Real Estate Institute
Land	Site Area	510.22 m <sup>2</sup>	Overview of Building Condition Evaluation	Date of Preparation of Report	August 2017
	Zoning	Commercial zone		Evaluation Company	Tokio Marine & Nichido Risk Consulting Co., Ltd.
	Type of Ownership	Fee simple		Short-term Repair Cost	¥0
	Floor-Area Ratio/ Building-to-Land Ratio <sup>(Note 1)</sup>	700% / 100%		Long-term Repair Cost	¥111,457 thousand
Building	Structure/ Floors	SRC with flat roof, 10F	Overview of Leasing	PML	8.4%
	Total Floor Area	3,308.20 m <sup>2</sup>		Rentable Area	2,636.62 m <sup>2</sup>
	Type of Ownership	Fee simple		Rental Area	2,636.62 m <sup>2</sup>
	Use	Office		Occupancy Rate	100.0% <sup>(Note 2)</sup>
	Completion Date	March 1, 1985		Total Tenants	12 <sup>(Note 2)</sup>
Property Management Consignee		Kanden Property Management Co., Ltd.		Total Annual Rent	¥173,348 thousand
Building Management Consignee		Kanden Property Management Co., Ltd.		Security Deposit / Guarantee, Etc.	¥145,282 thousand
Trustee		Mizuho Trust & Banking Co., Ltd.			
Special Notations		N/A			

## Notes:

- While the original building-to-land ratio applicable to land located within an area that is zoned for commercial use is 80%, the ratio of 100% is applied to the land of this property because the building of the property is a fire-resistant building located within a fire protection district.
- The information as of November 30, 2017 is stated in the table. The occupancy rate and total tenants as of May 1, 2018, after the acquisition, will be 90.2% and 11, respectively, as a result of the scheduled tenant exit according to the cancellation notice that has been received.

In the decision-making process to acquire this property, the following aspects were appreciated.

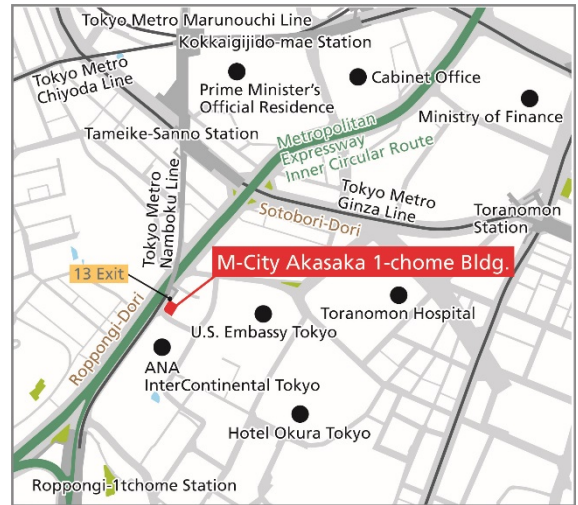
(Regional Characteristics)

The Akasaka area, where this property is located, has a number of bases of heavy industry businesses, thanks to its proximity to the bureaucratic district and long history as a business district. This property is accessible from stations on several subway lines, including the Tokyo Metro Ginza Line and Marunouchi Line, the useful business lines offering convenience. This area is expected to enhance its appealing power as an office district, as more offices concentrate in this area after the completion of the large-scale redevelopment projects in the neighborhood of this property.

(Property Characteristics)

This property is a one-minute walk from the convenient Tameike-Sanno Station on the Tokyo Metro Ginza Line and Namboku Line, which offers good traffic accessibility. Its location at a corner along the Roppongi-Dori gives high visibility. This property is located in an area suitable for offices, as many office buildings including large-scale ones are concentrated around there.

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#### 4. Overview of the Sellers

##### **[USC Bldg.] and [Yoshiyasu Kanda Bldg.]**

While each of the sellers is a domestic non-financial corporation, its name and other details are not disclosed because the seller's approval has not been obtained. Neither of the sellers has any special interest in MCUBS MidCity or the Asset Management Company.

##### **[SSP Bldg.]**

Name	YB Hamacho Kaihatsu Tokutei Mokuteki Kaisha
Location	Tokyo Kyodo Accounting Office, 3-1-1, Marunouchi, Chiyoda-ku, Tokyo
Name and Title of Representative	Takeshi Morita, Director
Business	1. Transfer, management and disposal of specified assets in accordance with asset liquidation plans based on the Act on Securitization of Assets; and 2. Other businesses incidental to the aforementioned business related to securitization of assets.
Capital	¥100,000 (amount of specified capital), ¥2.8 billion (amount of preferred capital)
Date of Establishment	April 14, 2006
Net Assets	Not disclosed because the seller's approval has not been obtained.
Total Assets	
Major unit holders and unit holding ratio	
Relationship with MCUBS MidCity or the Asset Management Company	
Capital Ties, Personal Ties and Business Ties	There are no ties to be stated between the seller and MCUBS MidCity or the Asset Management Company. There are no ties to be specified between the related parties/related companies of MCUBS MidCity or the Asset Management Company and the related parties/related companies of the seller.
Status of Classification as Related Party	The seller does not fall under the category of a related party of MCUBS MidCity or the Asset Management Company. The related parties/related companies of the seller do not fall under the category of a related party of MCUBS MidCity or the Asset Management Company.

##### **[M-City Akasaka 1-chome Bldg.]**

Name	Godo Kaisha Mac
Location	2-7-1, Nihombashi, Chuo-ku, Tokyo
Name and Title of Representative	General Incorporated Association Mac, Executive member and Representative Keisuke Moriyasu, Executor
Business	1. Acquisition, holding and disposal of, and management of trust beneficiary rights; 2. Sale and purchase, holding, management and leasing of real estate properties; and 3. Other businesses incidental to each of the above items.
Capital	¥100,000
Date of Establishment	June 23, 2017
Net Assets	Not disclosed because the seller's approval has not been obtained.
Total Assets	
Major unit holders and unit holding ratio	
Relationship with MCUBS MidCity or the Asset Management Company	
Capital Ties, Personal Ties and Business Ties	There are no ties to be stated between the seller and MCUBS MidCity or the Asset Management Company. There are no ties to be specified between the related parties/related companies of MCUBS MidCity or the Asset Management Company and the related parties/related companies of the seller.
Status of Classification as Related Party	The seller does not fall under the category of a related party of MCUBS MidCity or the Asset Management Company. The related parties/related companies of the seller do not fall under the category of a related party of MCUBS MidCity or the Asset Management Company. The seller entrusts the asset management business to MCUBS Japan Advisors Inc., a wholly-owned subsidiary of Mitsubishi Corp.-UBS Realty Inc., which is a parent company of the Asset Management Company, and thus falls under the category of interested parties as specified in the Asset Management Company's rules on transactions with interest parties.

**Note:**

Acquisition of this property falls under the category of transactions with interested parties as specified in the the Asset Management Company's rules on transactions with interest parties. Acquisition of this property has been approved by the Compliance Committee, and went through deliberation and determination by the Investment Committee and the Board of Directors, pursuant to the internal rules of the Asset Management Company.

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## 5. Status of the Property Owners

The status of owner of M-City Akasaka 1-chome Bldg. is detailed as follows:

Status of Property Owners, etc.	Current Owner / Trust Beneficiary	Previous Owner / Trust Beneficiary
Name	Godo Kaisha Mac	Entity which does not have any special interest
Relationship with Parties having Special Interest	Current owner/trust beneficiary entrusts the asset management business to MCUBS Japan Advisors Inc., a wholly-owned subsidiary of Mitsubishi Corp.-UBS Realty Inc., which is a parent company of the Asset Management Company (holding a 65% stake)	—
Background and Reason for Acquisition	For the purpose of investment	—
Acquisition Price	¥4,160 million	—
Acquisition Date	August 30, 2017	—

## 6. Overview of Brokerage

The following property is acquired thorough a broker:

### [SSP Bldg.]

#### (1) Status of Broker

Name	XYMAX Corporation
Location	1-1-1 Akasaka, Minato-ku, Tokyo
Name and Title of Representative	Representative Director, Kenji Yoshimoto
Business	Operating holding company, and sale and brokerage of real estate
Capital	¥2,612 million (As of March 31, 2017)
Date of Establishment	March, 1990
Relationship with MCUBS MidCity or the Asset Management Company	
Capital Ties, Personal Ties and Business Ties	There are no ties to be stated between the broker and MCUBS MidCity or the Asset Management Company. There are no ties to be specified between the related parties/related companies of MCUBS MidCity or the Asset Management Company and the related parties/related companies of the broker.
Status of Classification as Related Party	The broker does not fall under the category of a related party of MCUBS MidCity or the Asset Management Company. The related parties/related companies of the broker do not fall under the category of a related party of MCUBS MidCity or the Asset Management Company. A master lease agreement will be executed with the broker on the date of acquisition of this property, and PM and building management operations will be consigned to XYMAX ALPHA Corporation, a subsidiary of the broker.

#### (2) Amount and Details of Commission

The information is not disclosed because disclosure of such information has not been approved by the broker. The amount of commission does not exceed the upper limit (acquisition price × 3% + ¥60,000, excluding consumption tax and local consumption tax) stipulated by the Building Lots and Buildings Transaction Business Act.

## 7. Settlement Method, etc.

MCUBS MidCity will cover the cost for the Acquisition by the funds raised through issuance of new investment units and new borrowings, and by cash reserves. As for the issuance of new investment units, please refer to “Notice Concerning Issuance of New Investment Units and Secondary Offering of Investment Units” announced today. As for the new borrowings, please refer to “Notice Concerning

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Debt Financing” announced today. With regard to the settlement method, MCUBS MidCity plans to settle the Acquisition by making a single payment of the entire amount of the acquisition price upon delivery of each property. Both the Sale and Purchase Agreement (SSP Bldg.), the status of a purchaser of which is to be transferred to MCUBS MidCity, and the sale and purchase agreement of trust beneficiary interests regarding M-City Akasaka 1-chome Bldg. (hereafter the “Sale and Purchase Agreement (M-City Akasaka 1-chome Bldg.)”) fall under the “Forward Commitment, etc. by an Investment Corporation” <sup>(Note)</sup> stipulated in the “Comprehensive Guidelines for Supervision of Financial Instruments Business Operators, etc.” issued by the Financial Services Agency.

Note:

“Forward Commitment, etc. by an Investment Corporation” is defined as “a postdated sales and purchase agreement which provides for the settlement and delivery to take place one month or more after the execution date thereof or any similar agreements.”

#### 8. Financial impact on MCUBS MidCity when the forward commitment, etc. cannot be fulfilled

With regard to SSP Bldg. and M-City Akasaka 1-chome Bldg., each of the trust beneficiary interest transfer agreements for these properties provides that, if such agreement is cancelled for the reason of the purchaser’s violation to agreements specified therein, the seller may demand 10% or 20%, respectively, of the sale price as penalty fees from the purchaser. However, under the Status Transfer Agreement, the status transfer shall be subject to MCUBS MidCity’s completion of procurement of the funds necessary to pay the sale price provided in the Sale and Purchase Agreement (SSP Bldg.) (whether by way of borrowing, capital increase or otherwise). With regard to the Sale and Purchase Agreement (M-City Akasaka 1-chome Bldg.), closing of the sale and purchase shall be subject to MCUBS MidCity’s completion of procurement of the funds necessary to pay the sale price provided in the Sale and Purchase Agreement (M-City Akasaka 1-chome Bldg.) (whether by way of capital increase or otherwise).

#### 9. Schedule for Acquisition

Property Name	Agreement Execution Date	Planned Acquisition Date	Planned Payment Date
USC Bldg.	January 29, 2018	February 16, 2018	February 16, 2018
Yoshiyasu Kanda Bldg.	January 29, 2018	February 16, 2018	February 16, 2018
SSP Bldg.	January 29, 2018 <sup>(Note)</sup>	March 1, 2018	March 1, 2018
M-City Akasaka 1-chome Bldg.	January 29, 2018	March 1, 2018	March 1, 2018

Note:

On January 29, 2018, MCUBS MidCity and the Status Transferor executed the Status Transfer Agreement with regard to SSP Bldg., under which MCUBS MidCity shall take over, as of February 28, 2018, the status of a purchaser under the Sale and Purchase Agreement (SSP Bldg.) that had been executed between the current owner and the Status Transferor. The Agreement Execution Date for SSP Bldg. in the above table indicates the date of execution of the Status Transfer Agreement.

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10. Outlook

As for the outlook of the business results for the fiscal period ending June 2018 (the 24th fiscal period: from January 1, 2018 to June 30, 2018) and the fiscal period ending December 2018 (25th fiscal period: from July 1, 2018 to December 31, 2018) as a result of the Acquisition of the Assets to be Acquired, please refer to “Notice Regarding Revision of Business Outlook and Distributions Forecast for the 24th Period Ending June 30, 2018 and Notice Regarding Business Outlook and Distributions Forecast for the 25th Period Ending December 31, 2018” separately announced today.

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**11. Overview of Appraisal Report of the Properties to be Acquired**
**[USC Bldg.]**

Appraiser	The Tanizawa Sōgō Appraisal Co., Ltd.
Final Appraisal Value <sup>(Note)</sup>	¥6,070,000 thousand
Appraisal Date	December 1, 2017

Item	Details (thousand yen)	Overview, etc.
Revenue price	11,300,000	
Value Calculated Using Direct Capitalization (DC) Method	11,600,000	
Operating revenues	675,352	
Potential gross revenue	709,552	
Vacancy loss, etc.	34,199	
Operating expenses	180,807	
Maintenance expenses	39,865	Assessed based on the building management operations outsourcing contract and considering actual results of revenue and expenditure, etc.
Utility expenses	61,446	Assessed considering actual results of revenue and expenditure, etc.
Repair expenses	10,040	Assessed by allocating the figure based on the engineering report and similar cases to repair expenses and capital expenditures
PM fees	9,404	Assessed based on the PM operations outsourcing contract and memorandum, etc.
Tenant solicitation expenses, etc.	5,806	Assessed based on the contents of agreements and past records
Real estate taxes	52,916	Amount of taxes for FY2018 is assessed based on a list of amounts of payment of property taxes and city planning taxes for FY2017
Insurance premiums	653	Based on materials stating premiums
Other expenses	675	Assessed considering actual results of revenue and expenditure, etc.
Net operating income (NOI)	494,545	
Gain on management of income from lump-sum payment	4,139	
Capital expenditures	22,590	Assessed by allocating the figure based on the engineering report and similar cases to repair expenses and capital expenditures
Net Cash Flows	476,094	
Overall Capitalization Rate	4.1%	
Value Calculated Using Discount Cash Flow (DCF) Method	11,200,000	
Discount Rate	4.2%	
Terminal Capitalization Rate	4.3%	
Cost method value	10,300,000	
Ratio of Land Price	80.0%	
Ratio of Building Price	20.0%	

Other items considered by real estate appraisal agent upon appraisal

Not applicable.

Note:

These numbers are calculated for the entire property by ratio of quasi co-ownership ratio (approx. 54%) to be acquired by MCUBS MidCity.

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**[Yoshiyasu Kanda Bldg.]**

Appraiser	Daiwa Real Estate Appraisal Co., Ltd.
Final Appraisal Value	¥4,260,000 thousand
Appraisal Date	December 1, 2017

Item	Details (thousand yen)	Overview, etc.
Revenue price	4,260,000	-
Value Calculated Using Direct Capitalization (DC) Method	4,360,000	-
Operating revenues	221,809	-
Potential gross revenue	231,224	Assessed by taking into account medium-term competitiveness of the property, based on the level of rents under the current lease agreements, and the level and trend of rents of similar properties in areas within the same supply and demand zone under new lease agreements
Vacancy loss, etc.	9,415	Assessed by taking into account the competitiveness of the property, based on the actual vacancy rate of the property and typical vacancy rate of similar property
Operating expenses	54,936	-
Maintenance expenses	10,260	Assessed with reference to actual results of past years and current contract fees
Utility expenses	15,560	Assessed based on the level of expenses of similar properties and actual results of past years
Repair expenses	3,788	Assessed based on the average annual long-term repair expenses described in the engineering report
PM fees	4,286	Assessed with reference to PM fees of similar properties
Tenant solicitation expenses, etc.	2,069	Assessed with reference to tenant solicitation expenses, etc. of similar properties
Real estate taxes	17,680	Assessed based on actual results, in consideration of the land price trends and level of burdens
Insurance premiums	255	Assessed with reference to premiums of similar properties
Other expenses	1,037	Assessed with reference to actual results
Net operating income (NOI)	166,872	-
Gain on management of income from lump-sum payment	1,264	Assessed based on comprehensive consideration from perspectives of both management and procurement aspects
Capital expenditures	6,912	Assessed based on the verification considering the level of similar properties, with reference to the engineering report and in consideration of CM fees
Net Cash Flows	161,224	-
Overall Capitalization Rate	3.7%	-
Value Calculated Using Discount Cash Flow (DCF) Method	4,210,000	-
Discount Rate	3.5%	Assessed based on discount rates applied to transactions of similar properties and the comparison with yields of other financial instruments, etc.
Terminal Capitalization Rate	3.9%	Assessed based on capitalization rate, taking into account of unforeseeable uncertainties
Cost method value	3,440,000	-
Ratio of Land Price	92.0%	-
Ratio of Building Price	8.0%	-

Other items considered by real estate appraisal agent upon appraisal	Not applicable.
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**[SSP Bldg.]**

Appraiser	Daiwa Real Estate Appraisal Co., Ltd.
Final Appraisal Value	¥10,200,000 thousand
Appraisal Date	December 1, 2017

Item	Details (thousand yen)	Overview, etc.
Revenue price	10,200,000	-
Value Calculated Using Direct Capitalization (DC) Method	10,400,000	-
Operating revenues	507,458	-
Potential gross revenue	529,308	Assessed by taking into account medium-term competitiveness of the property, based on the level of rents under the current lease agreements, and the level and trend of rents of similar properties in areas within the same supply and demand zone under new lease agreements
Vacancy loss, etc.	21,849	Assessed by taking into account the competitiveness of the property, based on the actual vacancy rate of the property and typical vacancy rate of similar property
Operating expenses	104,262	-
Maintenance expenses	27,000	Assessed with reference to actual results of past years and current contract fees
Utility expenses	21,117	Assessed based on the level of expenses of similar properties and actual results of past years
Repair expenses	4,776	Assessed based on the average annual long-term repair expenses described in the engineering report
PM fees	9,765	Assessed with reference to PM fees of similar properties
Tenant solicitation expenses, etc.	4,968	Assessed with reference to tenant solicitation expenses, etc. of similar properties
Real estate taxes	34,416	Assessed based on actual results, in consideration of the land price trends and level of burdens
Insurance premiums	440	Assessed with reference to premiums of similar properties
Other expenses	1,778	Assessed with reference to actual results
Net operating income (NOI)	403,196	-
Gain on management of income from lump-sum payment	3,234	Assessed based on comprehensive consideration from perspectives of both management and procurement aspects
Capital expenditures	12,336	Assessed based on the verification considering the level of similar properties, with reference to the engineering report and in consideration of CM fees
Net Cash Flows	394,094	-
Overall Capitalization Rate	3.8%	-
Value Calculated Using Discount Cash Flow (DCF) Method	10,100,000	-
Discount Rate	3.6%	Assessed based on discount rates applied to transactions of similar properties and the comparison with yields of other financial instruments, etc.
Terminal Capitalization Rate	4.0%	Assessed based on capitalization rate, taking into account of unforeseeable uncertainties
Cost method value	8,300,000	-
Ratio of Land Price	81.1%	-
Ratio of Building Price	18.9%	-

Other items considered by real estate appraisal agent upon appraisal	Not applicable.
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**[M-City Akasaka 1-chome Bldg.]**

Appraiser	Japan Real Estate Institute
Final Appraisal Value	¥4,280,000 thousand
Appraisal Date	December 1, 2017

Item	Details (thousand yen)	Overview, etc.
Revenue price	4,280,000	-
Value Calculated Using Direct Capitalization (DC) Method	4,390,000	-
Operating revenues	216,816	-
Potential gross revenue	224,415	Estimated revenue that can be stably earned on a medium- and long-term basis
Vacancy loss, etc.	7,599	Calculated on the premise that the level of occupancy rates will be stable on a medium- and long-term basis
Operating expenses	58,167	-
Maintenance expenses	10,800	With reference to actual results of past years and maintenance expenses of similar properties
Utility expenses	15,100	Calculated in consideration of actual results of past years and occupancy rates
Repair expenses	2,786	With reference to the ER and similar properties, etc.
PM fees	2,758	With reference to fee ratios of similar properties, etc.
Tenant solicitation expenses, etc.	2,016	Assessed based on the estimated tenant turnaround period
Real estate taxes	23,731	Assessed based on standard tax amounts and measures for tax burden adjustment described in the materials related to taxes and public dues
Insurance premiums	136	Taking into consideration of premium rates of similar buildings
Other expenses	840	-
Net operating income (NOI)	158,649	-
Gain on management of income from lump-sum payment	1,731	Assessed by setting a targeted investment return that is considered as appropriate, based on comprehensive consideration on the level of interest rates from perspectives of both management and procurement aspects
Capital expenditures	6,640	With reference to the ER and similar properties, etc.
Net Cash Flows	153,740	-
Overall Capitalization Rate	3.5%	Assessed in consideration of locational conditions, building conditions, future uncertainties and transaction yields of similar properties, etc.
Value Calculated Using Discount Cash Flow (DCF) Method	4,170,000	-
Discount Rate	3.2%	Assessed comprehensively considering individuality of the property, etc., with reference to investment returns of similar properties, etc.
Terminal Capitalization Rate	3.6%	Assessed comprehensively considering cases of transactions of similar properties, future trends of investment returns, risks related to the property, forecast of economic growth rates and trends of real estate prices, etc.
Cost method value	4,250,000	-
Ratio of Land Price	95.4%	-
Ratio of Building Price	4.6%	-

Other items considered by real estate appraisal agent upon appraisal	Not applicable.
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## &lt;Attachment&gt;

## Assumed NOI and depreciation of Assets to be Acquired

Property name	Assumed NOI <sup>(Note 1)</sup>	Depreciation <sup>(Note 2)</sup>
USC Bldg. <sup>(Note 3)</sup>	¥251 million per year	¥33 million per year
Yoshiyasu Kanda Bldg.	¥166 million per year	¥9 million per year
SSP Bldg.	¥432 million per year	¥76 million per year
M-City Akasaka 1-chome Bldg.	¥146 million per year	¥6 million per year
Total	¥996 million per year	¥125 million per year

Notes:

1. Assumed NOI (Net Operating Income) is the estimated amount of property leasing revenue, less property leasing expenses, assuming the burden of property taxes and city planning taxes for the full year based on the lease agreement terms and conditions, etc. on the planned acquisition date.
2. MCUBS MidCity's estimated figures for time of steady stable occupancy.
3. These numbers are calculated for the entire property by ratio of quasi co-ownership ratio (approx. 54%) to be acquired by MCUBS MidCity.

The figures above are not the forecast figures for the current period or subsequent periods.

## Property Portfolio after the Acquisition

Type	Region	Property Name	Acquisition Price (Planned) <sup>(Note 1)</sup> (Millions of Yen)	Investment Ratio <sup>(Note 2)</sup>	Acquisition Date (Planned)
Office Building					
	Tokyo Metropolitan Area	Sumitomo Fudosan Ueno Bldg. No. 6	7,460	2.9%	May 1, 2015
		G-Square Shibuya Dogenzaka	12,220	4.7%	August 3, 2015
		Shibuya Sakuragaoka Square	17,130	6.6%	August 3, 2015, etc.
		Yokohama Creation Square	7,080	2.7%	August 3, 2015
		Cube Kawasaki	20,050	7.7%	August 7, 2015
		Higashi-Nihombashi Green Bldg.	2,705	1.0%	December 21, 2015
		Sasazuka Center Bldg.	8,700	3.3%	March 22, 2017
		USC Bldg.	5,000	1.9%	April 6, 2017
			5,800	2.2%	February 16, 2018
		Yoshiyasu Kanda Bldg.	4,000	1.5%	February 16, 2018
		SSP Bldg.	9,200	3.5%	March 1, 2018
		M-City Akasaka 1-chome Bldg.	4,205	1.6%	March 1, 2018
	Osaka Metropolitan Area	Twin 21 <sup>(Note 3)</sup>	68,700	26.3%	August 31, 2006
		Matsushita IMP Bldg.	24,600	9.4%	August 31, 2006
		MID REIT Kyobashi Bldg.	2,300	0.9%	August 31, 2006
		MID Imabashi Bldg.	3,270	1.3%	April 3, 2007
		Kitahama MID Bldg.	10,800	4.1%	April 24, 2008
		MID Nishihonmachi Bldg.	3,550	1.4%	October 30, 2008
		Higobashi MID Bldg.	3,000	1.1%	June 21, 2013
	Other	Sendai Capital Tower	5,500	2.1%	February 1, 2017
	Subtotal (19 properties)		225,270	86.2%	
Other than Office Building					
	Tokyo Metropolitan Area	AEON MALL Tsudanuma	26,100	10.0%	August 31, 2006
	Osaka Metropolitan Area	Konami Sports Club Kyobashi	2,780	1.1%	August 31, 2006
	Other	Dormy Inn Hakata Gion	2,280	0.9%	September 30, 2013
	Subtotal (3 properties)		31,160	11.9%	
Silent Partnership Interest for Office Building					
	Nagoya Metropolitan Area	Nagoya Lucent Tower (Silent partnership interest)	4,919	1.9%	August 3, 2015
	Subtotal (1 asset)		4,919	1.9%	
Total (23 properties)			261,349	100.0%	

Notes:

1. (Planned) Acquisition Prices are rounded down to the nearest million yen.
2. Investment Ratios are rounded to the nearest first decimal place. Accordingly, the sum of the investment ratio figures may not add up to 100.0%.
3. Data for Twin 21 includes the trust beneficiary interest in Twin 21 and Twin 21 (partial ownership of land with leasehold interest), collectively.

Note: This press release provides information regarding MCUBS MidCity's acquisition and leasing of trust beneficiary interests in domestic real estates and is not prepared as an inducement or invitation for investment. All readers are advised to consult their own investment advisors before investing in MCUBS MidCity. Investors are advised to read Prospectus Concerning the Issue and Sale of New Investment Units and its corrections (if prepared) before making investment decisions, which are investors' sole discretion and responsibility and are made at their own risk. MCUBS MidCity and its affiliates disclaim any responsibility or liability for the consequence of investment in MCUBS MidCity.