

[Provisional Translation Only]

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Should there be any discrepancies between this translation and the Japanese original, the latter shall prevail.

August 29, 2016

Ichigo Office REIT Investment Corporation (8975)

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Asset Management Company

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Determination of Interest Rates on Existing Loans

Ichigo Office REIT has fixed the interest rates for the following existing loans:

Loan	Bank	Outstanding Balance as of Aug 31, 2016	Interest Rate (p.a.)	Reference
SMBC Syndicate Loan I (Term Loan 5)	Sumitomo Mitsui Banking Corporation Mizuho Trust & Banking Co., Ltd. Aozora Bank, Ltd. Shinsei Bank, Limited Resona Bank, Limited	4,973 million yen	0.78182% [Effective Period] Aug 31, 2016 to Sep 29, 2016	“New Loan and Repayment of Existing Loan” released on Apr 27, 2015 www.ichigo-office.co.jp/module/newsPdfReit/341/IchigoREIT_20150427_Loan_SMBC1_ENG.pdf
SMBC Syndicate Loan II (Term Loan 5)	Sumitomo Mitsui Banking Corporation Mizuho Bank, Ltd. Aozora Bank, Ltd. Shinsei Bank, Limited The Bank of Tokyo-Mitsubishi UFJ, Ltd. Resona Bank, Limited The Kagawa Bank, Ltd. ORIX Bank Corporation	1,481 million yen	0.73182% [Effective Period] Aug 31, 2016 to Sep 29, 2016	“New Loans and Interest Rate Swap” released on Dec 8, 2014 www.ichigo-office.co.jp/module/newsPdfReit/298/IchigoREIT_20141208_Loan_ENG.pdf

Loan	Bank	Outstanding Balance as of Aug 31, 2016	Interest Rate (p.a.)	Reference
SMBC Syndicate Loan II (Term Loan 7)	Sumitomo Mitsui Banking Corporation Mizuho Bank, Ltd. Aozora Bank, Ltd. Shinsei Bank, Limited The Bank of Tokyo-Mitsubishi UFJ, Ltd. Resona Bank, Limited ORIX Bank Corporation	1,481 million yen	0.73182% [Effective Period] Aug 31, 2016 to Sep 29, 2016	“New Loans and Interest Rate Swap” released on Dec 8, 2014 www.ichigo-office.co.jp/module/newsPdfReit/298/IchigoREIT_20141208_Loan_ENG.pdf
SMBC Syndicate Loan III (Term Loan 2-A)	Sumitomo Mitsui Banking Corporation Mizuho Bank, Ltd. The Bank of Tokyo-Mitsubishi UFJ, Ltd. Resona Bank, Limited Shinsei Bank, Limited Aozora Bank, Ltd. The Bank of Fukuoka, Ltd. ORIX Bank Corporation	3,990 million yen	0.73182% [Effective Period] Aug 31, 2016 to Sep 29, 2016	“Notice of New Loans, Interest Rate Swap, and Repayment of Existing Loan” released on Apr 27, 2015 www.ichigo-office.co.jp/module/newsPdfReit/340/IchigoREIT_20150427_New_Loan_and%20Refinance_ENG.pdf
Syndicate Loan I-B	The Kagawa Bank, Ltd.	1,302 million yen	0.63182% [Effective Period] Aug 31, 2016 to Sep 29, 2016	“Notice of New Loans, Interest Rate Swap, and Repayment of Existing Loans” released on Sep 28, 2015 www.ichigo-office.co.jp/module/newsPdfReit/376/IchigoOffice_20150928_New_Loan_and%20Refinance_ENG.pdf

Loan	Bank	Outstanding Balance as of Aug 31, 2016	Interest Rate (p.a.)	Reference
Term Loan II	Sumitomo Mitsui Banking Corporation	898 million yen	0.58182% [Effective Period] Aug 31, 2016 to Sep 29, 2016	“Notice of New Loan for Acquisition of Ichigo Kawasaki Building” released on Sep 28, 2015 www.ichigo-office.co.jp/module/newsPdfReit/377/IchigoOffice_20150928_New%20Loan%20for%20Kawasaki%20Acquisition_ENG.pdf