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December 8, 2014

REIT Issuer

Ichigo Real Estate Investment Corporation (8975)

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Representative: Yoshihiro Takatsuka, Executive Director

Asset Management Company

Ichigo Real Estate Investment Advisors Co., Ltd.

Representative: Wataru Orii, President & Representative Statutory Executive Officer

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New Loans and Interest Rate Swap

Ichigo Real Estate Investment Corporation (“Ichigo REIT”) has decided to borrow funds via new loans and enter an interest rate swap agreement.

I. New Loans

(i) Reason

During the October 2014 fiscal period, Ichigo REIT carried out Stage III “Enhance Profitability” of its multi-stage growth strategy via executing upon its financing strategy and external and internal growth strategies. As Stage IV “Increase Size & Scale” begins from April 2015, Ichigo REIT is seeking to drive further dividend growth and maximize shareholder value through strategically focusing its portfolio on mid-size offices, an asset class that offers both stability of returns and upside potential.

In order to achieve these goals, Ichigo REIT has carried out a public offering and is acquiring eleven assets as announced in the November 14, 2014 releases “Issuance of New Shares and Secondary Share Offering” and “Asset Acquisitions and Sales.” Ichigo REIT will acquire these assets using funds from the public offering, loans led by megabanks, and cash on hand. The loans will strengthen Ichigo REIT’s lender base, and lengthen as well as diversify loan maturities.

(ii) Loan Details

SMBC Syndicate Loan II (Term Loan 4) – 6 year maturity

| | |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lenders | Sumitomo Mitsui Banking Corporation; Mizuho Bank, Ltd.; Aozora Bank, Ltd.; Shinsei Bank, Limited; The Bank of Tokyo-Mitsubishi UFJ, Ltd.; Resona Bank, Limited |
| Loan Amount | 5,500 million yen |
| Use of Proceeds | Acquisition of specified assets and related costs |
| Loan Date | December 10, 2014 |
| Principal Repayment Date | December 10, 2020 |
| Principal Repayment Terms | 3,437,500 yen of the principal will be repaid on each Partial Principal Repayment Date; the remainder will be repaid in full on the Principal Repayment Date. |
| Partial Principal Repayment Date | Final business day of January, April, July, and October following the Loan Date (the first payment date will be January 2015 and the last payment date will be the same as the Principal Repayment Date) |
| Interest Rate | 1M JPY TIBOR + 0.85 % (p.a.) |
| Interest Payment Date | Final business day of each month (the first payment date will be December 2014 and the last payment date will be the same as the Principal Repayment Date) |
| Collateralized | Yes |

SMBC Syndicate Loan II (Term Loan 5) – 3.5 year maturity

| | |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lenders | 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 |
| Loan Amount | 1,500 million yen |
| Use of Proceeds | Acquisition of specified assets and related costs |
| Loan Date | December 15, 2014 |
| Principal Repayment Date | June 15, 2018 |
| Principal Repayment Terms | 937,500 yen of the principal will be repaid on each Partial Principal Repayment Date; the remainder will be repaid in full on the Principal Repayment Date. |
| Partial Principal Repayment Date | Final business day of January, April, July, and October following the Loan Date (the first payment date will be January 2015 and the last payment date will be the same as the Principal Repayment Date) |
| Interest Rate | 1 M JPY TIBOR + 0.70 % (p.a.) |
| Interest Payment Date | Final business day of each month (the first payment date will be December 2014 and the last payment date will be the same as the Principal Repayment Date) |
| Collateralized | Yes |

SMBC Syndicate Loan II (Term Loan 6) – 5 year maturity

| | |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lenders | Sumitomo Mitsui Banking Corporation; Mizuho Bank, Ltd.; Aozora Bank, Ltd.; Shinsei Bank, Limited; The Bank of Tokyo-Mitsubishi UFJ, Ltd.; Resona Bank, Limited |
| Loan Amount | 5,500 million yen |
| Use of Proceeds | Acquisition of specified assets and related costs |
| Loan Date | December 15, 2014 |
| Principal Repayment Date | December 16, 2019 |
| Principal Repayment Terms | 3,437,500 yen of the principal will be repaid on each Partial Principal Repayment Date; the remainder will be repaid in full on the Principal Repayment Date. |
| Partial Principal Repayment Date | Final business day of January, April, July, and October following the Loan Date (the first payment date will be January 2015 and the last payment date will be the same as the Principal Repayment Date) |
| Interest Rate | 1 M JPY TIBOR + 0.80 % (p.a.) |
| Interest Payment Date | Final business day of each month (the first payment date will be December 2014 and the last payment date will be the same as the Principal Repayment Date) |
| Collateralized | Yes |

SMBC Syndicate Loan II (Term Loan 7) – 3.4 year maturity

| | |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lenders | 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 |
| Loan Amount | 1,500 million yen |
| Use of Proceeds | Acquisition of specified assets and related costs |
| Loan Date | January 9, 2015 |
| Principal Repayment Date | June 15, 2018 |
| Principal Repayment Terms | 937,500 yen of the principal will be repaid on each Partial Principal Repayment Date; the remainder will be repaid in full on the Principal Repayment Date. |
| Partial Principal Repayment Date | Final business day of January, April, July, and October following the Loan Date (the first payment date will be January 2015 and the last payment date will be the same as the Principal Repayment Date) |
| Interest Rate | 1 M JPY TIBOR + 0.70 % (p.a.) |
| Interest Payment Date | Final business day of each month (the first payment date will be January 2015 and the last payment date will be the same as the Principal Repayment Date) |
| Collateralized | Yes |

II. Interest Rate Swap

(i) Reason

To fix the interest payment amount of the aforementioned Term Loan 4 and hedge against a rise in interest rates.

(ii) Swap Details

| | |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Counterparty | Mizuho Bank, Ltd. |
| Notional Principal | 5,500 million yen (Amortized by 3,437,500 yen on each Interest Payment Date) |
| Interest Rate | Fixed Interest Rate: 1.26750% Floating Interest Rate: 1 M JPY TIBOR + 0.85 % (p.a.) |
| Contract Date | December 8, 2014 |
| Commencement Date | December 10, 2014 |
| Termination Date | December 10, 2020 |
| Interest Payment Date | Final business day of January, April, July, and October following the Loan Date (the first payment date will be January 2015 and the last payment date will be the same as the Principal Repayment Date) |

(Note) The interest rate swap agreement shall, in effect, fix the interest rate of Term Loan 4 at 1.26750%.

III. Future Outlook

There is no amendment to Ichigo REIT's earnings and dividend forecast as announced in "Earnings and Dividend Forecast Revisions for the October 2014 and April 2015 Fiscal Periods" on November 14, 2014.

IV. Other

Risks related to this loan and swap have no material impact on the "Investment Risks" described in the latest Securities Report (submitted November 14, 2014).

Reference: Loan Composition after New Borrowing

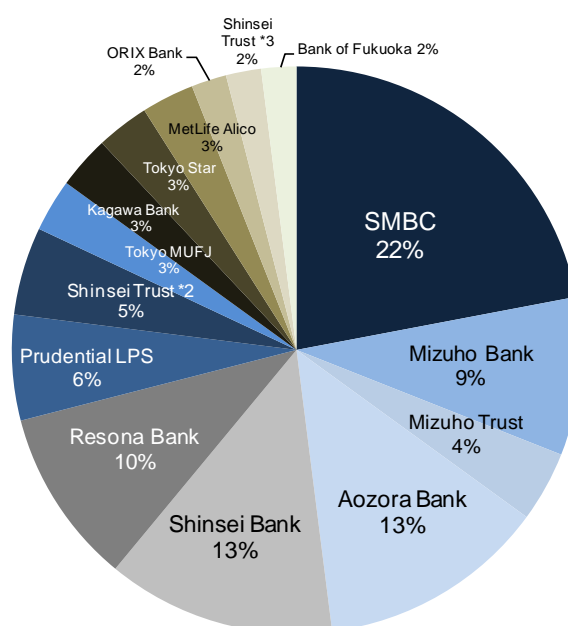
■ Outstanding Loan Balance

(million yen)

| | Before execution | After execution (Expected as of January 9, 2015) ¹ | Increase/ Decrease |
|------------------------------------------------------------------------|------------------|---------------------------------------------------------------------|-----------------------|
| Short-term borrowings | 0 | 0 | 0 |
| Long-term borrowings (due within one year) | 19,743 | 16,825 | -2,918 |
| Long-term borrowings | 36,136 | 44,266 | 8,130 |
| Total amount of borrowings | 55,880 | 61,091 | 5,211 |
| Investment corporation bonds | 0 | 0 | 0 |
| Total amount of borrowings and Investment corporation bonds | 55,880 | 61,091 | 5,211 |
| Other interest-bearing liabilities | 0 | 0 | 0 |
| Total of interest-bearing liabilities | 55,880 | 61,091 | 5,211 |

¹ These figures assume that all loans are executed as planned and all assets announced in the November 14, 2014 release “Asset Acquisitions and Sales” are sold, and the proceeds are used to repay 8,771 million yen of existing loans.

■ Outstanding Loan Balance (as of January 9, 2015)

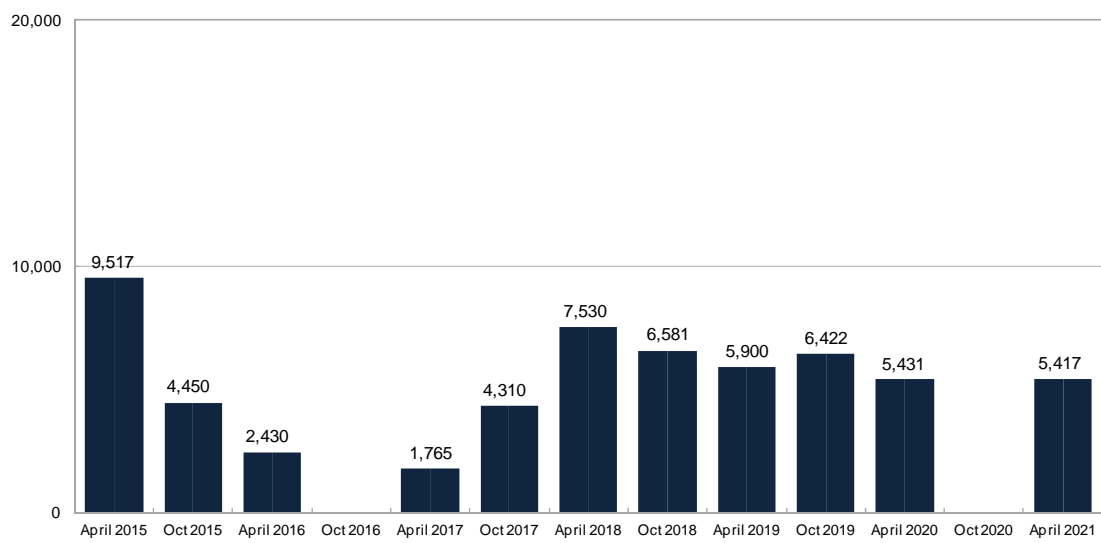


² Source of funds is Investment LPS managed by AXA Real Estate Investment Managers Japan KK

³ Cash funding is provided by Ichigo Group Holdings Co., Ltd.

■ Distribution of Repayment Dates (Expected, as of January 9, 2015)

(million yen)



Website of Ichigo REIT: www.ichigo-reit.co.jp/english