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[Provisional Translation Only]

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December 11, 2014

REIT Issuer

Ichigo Real Estate Investment Corporation (8975)

1-1-1, Uchisaiwaicho, Chiyoda-ku, Tokyo

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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Notice of Partial Repayment of Existing Loans

Ichigo Real Estate Investment Corporation (“Ichigo REIT”) is conducting a partial loan repayment using the proceeds from the sale of fifteen residential assets as announced in the November 14, 2014 release “Asset Acquisitions and Sales.”

1. Reason for Partial Repayment

Ichigo REIT is strategically restructuring its portfolio focusing on mid-size offices, an asset class that offers both stability of returns and upside potential. To achieve this, Ichigo REIT will repay 8,771 million yen of existing loans using the proceeds from the sale of assets as announced in the November 14, 2014 release “Asset Acquisitions and Sales.”

2. Repayment Details

SMBC, Mizuho Trust Syndicate Loan I (Term Loan 2)

Lenders	Sumitomo Mitsui Banking Corporation; Mizuho Trust & Banking Co., Ltd.; Aozora Bank, Ltd.; Shinsei Bank, Limited; Resona Bank, Limited
Outstanding Balance before Repayment	5,333 million yen
Repayment Amount	3,505 million yen
Outstanding Balance after Repayment	1,827 million yen
Date of Partial Repayment	December 12, 2014
Interest Rate	1.91575%
Collateral	Yes – Collateralized
Date of Borrowing	May 9, 2012
Date of Repayment	April 30, 2017

SMBC Syndicate Loan I (Term Loan 3)

Lenders	Sumitomo Mitsui Banking Corporation; Mizuho Bank, Ltd.; Mizuho Trust & Banking Co., Ltd.; Resona Bank, Limited; Aozora Bank, Ltd.; Tokyo Star Bank, Limited; ORIX Bank Corporation
Outstanding Balance before Repayment	6,814 million yen
Repayment Amount	2,312 million yen
Outstanding Balance after Repayment	4,502 million yen
Date of Partial Repayment	December 12, 2014
Interest Rate	3 M JPY TIBOR + 1.00%
Collateral	Yes – Collateralized
Date of Borrowing	January 31, 2013
Date of Repayment	October 31, 2015

SMBC Syndicate Loan I (Term Loan 4)

Lenders	Sumitomo Mitsui Banking Corporation; Mizuho Trust & Banking Co., Ltd.; Resona Bank, Limited; Tokyo Star Bank, Limited
Outstanding Balance before Repayment	6,814 million yen
Repayment Amount	2,312 million yen
Outstanding Balance after Repayment	4,502 million yen
Date of Partial Repayment	December 12, 2014
Interest Rate	1.64777%
Collateral	Yes – Collateralized
Date of Borrowing	January 31, 2013
Date of Repayment	October 31, 2017

Aozora Bank Syndicate Loan

Lenders	Aozora Bank, Ltd.; Shinsei Bank, Limited; ORIX Bank Corporation
Outstanding Balance before Repayment	5,166 million yen
Repayment Amount	641 million yen
Outstanding Balance after Repayment	4,525 million yen
Date of Partial Repayment	December 12, 2014
Interest Rate	1.60269%
Collateral	Yes – Collateralized
Date of Borrowing	August 31, 2012
Date of Repayment	February 27, 2015

3. Earnings 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.

Reference: Loan Composition after Partial Repayment

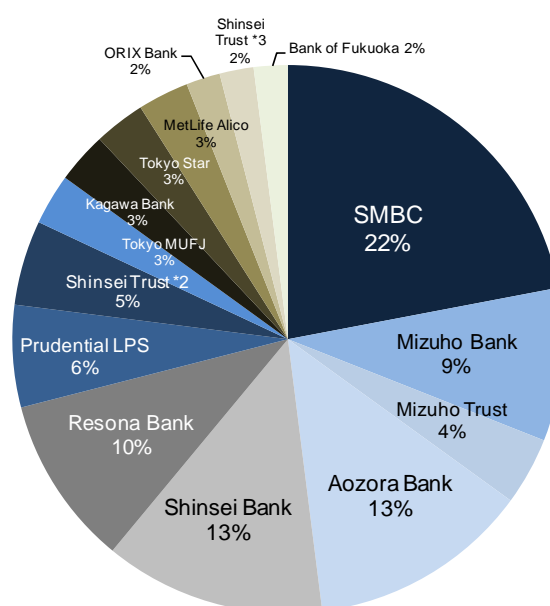
■ Outstanding Loan Balance

(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 borrowings	55,880	61,091	5,211
Investment corporation bonds	0	0	0
Total borrowings and investment corporation bonds	55,880	61,091	5,211
Other interest-bearing liabilities	0	0	0
Total interest-bearing liabilities	55,880	61,091	5,211

¹ These figures assume that all loans are executed as planned as announced in the December 8, 2014 release “New Loans and Interest Rate Swap,” 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.

■ Distribution of Loans (Expected, as of January 9, 2015)

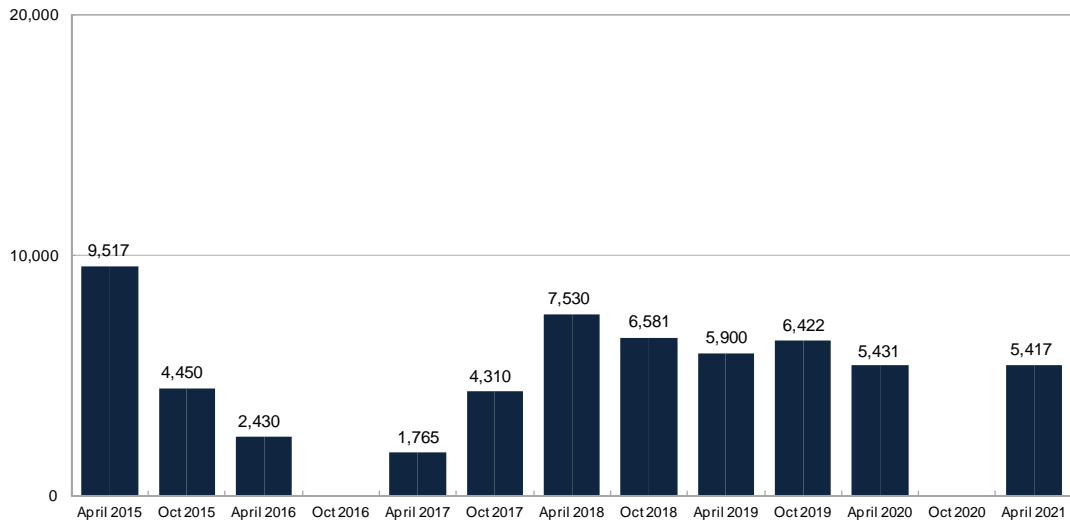


² Source of funds is Investment LPS managed by AXA Real Estate Investment Managers Japan KK

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