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May 7, 2012

REIT Issuer

**Ichigo Real Estate Investment Corporation (8975)**

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Asset Management Company

**Ichigo REIT Management Co., Ltd.**

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**SMBC and Mizuho Trust-Led Refinancing and Repayment of Existing Loans**

Ichigo Real Estate Investment Corporation (“Ichigo REIT”) today executed a refinancing and repayment of existing loans. Details are per the below.

1. Reason for Refinancing

Following its merger with the former Ichigo Real Estate Investment Corporation on November 1, 2011, Ichigo REIT has been proactively taking actions to further its growth as a comprehensive J-REIT and pursue stable and steady profitability. Ichigo REIT has defined the period until October 2012 as “Stage I” under this growth strategy, aiming to lay the foundation for growth by strengthening its financial position, broadening its lender base, and reducing borrowing costs.

Per this strategy, Ichigo REIT has decided to refinance three existing loans. Sumitomo Mitsui Banking Corporation (SMBC) and Mizuho Trust & Banking Co., Ltd. are serving as joint arrangers for new 3-year and 5-year loans with a five Japanese bank syndicate. This refinancing will broaden and strengthen Ichigo REIT’s lender base. These long-term loans also extend and diversify Ichigo REIT’s debt maturities, further strengthening Ichigo REIT’s financial position. Ichigo REIT is also financing these loans at lower interest rates than the existing loans, so the lowered borrowing costs will contribute to dividend increases and enhancement of unitholders’ value over time.

## 2. Details of New Loans

### (1) Term Loan 1 (3 years)

Lenders	Sumitomo Mitsui Banking Corporation, Mizuho Trust & Banking Co., Ltd., Aozora Bank, Ltd., Shinsei Bank, Limited, Resona Bank, Limited
Loan Amount	JPY 5,497 million
Use of Proceeds	Repayment of existing loans
Loan Date	May 9, 2012 (expected)
Principal Repayment Date	Final business day of April 2015
Principal Repayment Terms	6,875,000 yen of principal will be repaid on each Partial Principal Repayment Date, and the remainder will be repaid in full on the Principal Repayment Date.
Partial Principal Repayment Date	Same as the Interest Payment Date
Interest Rate	3M JPY TIBOR + 1.10%
Interest Payment Date	Final business day of January, April, July and October following the Loan Date (The first payment date will be end of July, and the last payment date will be the same as the Principal Repayment Date.)
Collateralized	Yes

(Note) The interest rate will be 1.4136% for the period from May 9, 2012 to July 30, 2012. The interest rate after July 31, 2012 will be disclosed as soon as determined.

### (2) Term Loan 2 (5 years)

Lenders	Sumitomo Mitsui Banking Corporation, Mizuho Trust & Banking Co., Ltd., Aozora Bank, Ltd., Shinsei Bank, Limited, Resona Bank, Limited
Loan Amount	JPY 5,497 million
Use of Proceeds	Repayment of existing loans
Loan Date	May 9, 2012 (expected)
Principal Repayment Date	Final business day of April 2017
Term of Repayment	6,875,000 yen of principal will be repaid on each Partial Principal Repayment Date, and the remainder will be repaid in full on the Principal Repayment Date.
Partial Principal Repayment Date	Same as the Interest Payment Date
Interest Rate	1.91575% p.a.
Interest Payment Date	Final business day of January, April, July and October following the Loan Date (The first payment date will be end of July, and the last payment date will be the same as the Principal Repayment Date.)
Collateralized	Yes

### 3. Details of Existing Loans

#### (1) Tokyo Star Loan (Term Loan 5)

Lender	The Tokyo Star Bank, Limited
Outstanding Balance before Repayment	JPY 5,494 million
Outstanding Balance after Repayment	None
Loan Date	January 29, 2010
Repayment Date	May 9, 2012
Initial Repayment Date	January 29, 2013
Interest Rate	3.0750% p.a.
Collateralized	Yes

#### (2) Tokyo Star Loan (Term Loan 6)

Lender	The Tokyo Star Bank, Limited
Outstanding Balance before Repayment	JPY 3,700 million
Outstanding Balance after Repayment	None
Loan Date	March 31, 2010
Repayment Date	May 9, 2012
Initial Repayment Date	Final business day of March 2013
Interest Rate	3.1875% p.a.
Collateralized	Yes

#### (3) Mizuho Trust Loan (Loan backed by Trust Assets) / ORIX Trust Loan

Lender	ORIX Bank Corporation
Trustee	Mizuho Trust & Banking Co., Ltd.
Outstanding Balance before Repayment	JPY 1,800 million
Outstanding Balance after Repayment	None
Loan Date	September 17, 2010
Repayment Date	May 9, 2012
Initial Repayment Date	March 14, 2014
Interest Rate	3M JPY TIBOR + 2.60%
Collateralized	Yes

Due to the repayment of Mizuho Trust Loan (Loan backed by Trust Assets) / ORIX Trust Loan, Ichigo REIT will terminate an interest rate cap agreement, which was purchased for this loan to hedge against any interest rate increase. Details of the agreement are as follows.

Interest Rate Cap Agreement to be Terminated

Buyer	Mizuho Trust & Banking Co., Ltd.
Seller	The Hongkong and Shanghai Banking Corporation Limited, Tokyo Branch
Principal Amount	JPY 1.80 billion (Initial Principal Amount: JPY 2.05 billion)

#### 4. Future Outlook

This refinancing will decrease borrowing costs. At the same time, it will generate one-time expenses, such as the immediate amortization of the unamortized portion of up-front fees on the existing loans. Therefore, the impact of this refinancing on Ichigo REIT's performance forecasts for the fiscal period ending October 2012 (May 1, 2012 – October 31, 2012) is expected to be minimal, and there is no change in dividend forecast.

#### 5. Other

Risks related to this transaction have no material impact on the "Investment Risks" as described in the latest Securities Report (submitted on January 27, 2012).

### Reference

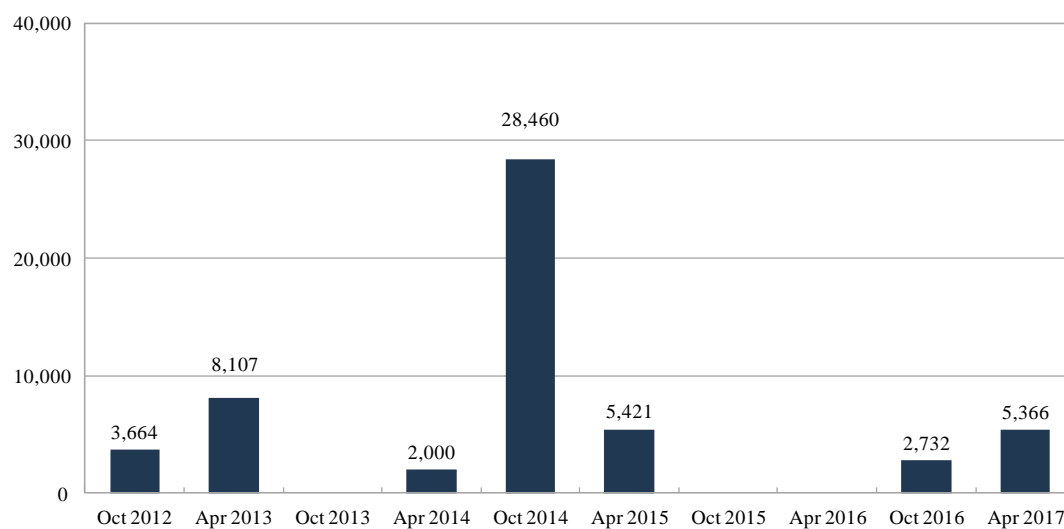
#### Outstanding Loan Balance (as of May 9, 2012)

(million yen)

	Balance
GE Japan Corporation	28,460
Aozora Bank, Ltd.	5,703
Gibraltar Life Insurance Co., Ltd.	3,800
Sumitomo Mitsui Banking Corporation	3,000
Mizuho Trust & Banking Co., Ltd.	3,000
Resona Bank, Limited	2,994
Mizuho Trust & Banking Co., Ltd. (Loan Backed by Trust Assets) / Prudential LPS	2,936
Tokyo Star Bank	2,925
Shinsei Bank, Limited	2,000
The Kagawa Bank, Ltd.	1,437
Total	56,256

Distribution of Repayment Dates (as of May 9, 2012)

(million yen)



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