Creating peace of mind through honest and committed management.

[Provisional Translation Only]

This English translation of the original Japanese document is provided solely for information purposes.

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

September 28, 2015

REIT Issuer
Ichigo Office REIT 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
Inquiries: Hiroto Tajitsu, Head of Administration & Statutory Executive Officer
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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 September 30, 2015	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, Ltd.	4,983 million yen	0.88000% [Effective Period] September 30, 2015 – October 29, 2015	"New Loan and Repayment of Existing Loan" released on April 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, Ltd. The Kagawa Bank, Ltd. ORIX Bank Corporation	1,485 million yen	0.83000% [Effective Period] September 30, 2015 – October 29, 2015	"New Loans and Interest Rate Swap" released on December 8, 2014 www.ichigo-office.co.jp/module/_newsPdfReit/298/IchigoREIT_20141208_Loan_ENG.pdf

Loan	Bank	Outstanding Balance as of September 30, 2015	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, Ltd ORIX Bank Corporation	1,485 million yen	0.83000% [Effective Period] September 30, 2015 – October 29, 2015	"New Loans and Interest Rate Swap" released on December 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, Ltd. Shinsei Bank, Limited Aozora Bank, Ltd. The Bank of Fukuoka ORIX Bank Corporation	3,998 million yen	0.83000% [Effective Period] September 30, 2015 – October 29, 2015	"Notice of New Loans, Interest Rate Swap, and Repayment of Existing Loan" released on April 27, 2015 www.ichigo-office.co.jp/module/_newsPdfReit/340/IchigoREIT_20150427_New_Loan_and%20Refinance_ENG.pdf

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

*The website URL has changed as a result of the name change to Ichigo Office REIT on September 5, 2015.