Ichigo Preserves and Improves Real Estate

[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.

June 28, 2016

Ichigo Office REIT Investment Corporation (8975)
1-1-1 Uchisaiwaicho, Chiyoda-ku, Tokyo
Representative: Yoshihiro Takatsuka, Executive Director
www.ichigo-office.co.jp/english

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
Tel: +81-3-3502-4891

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 June 30, 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, Ltd.	4,975 million yen	0.78364% [Effective Period] June 30, 2016 – July 28, 2016	"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	1,482 million yen	0.73364% [Effective Period] June 30, 2016 – July 28, 2016	"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 June 30, 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, Ltd ORIX Bank Corporation	1,482 million yen	0.73364% [Effective Period] June 30, 2016 – July 28, 2016	"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	3,992 million yen	0.73364% [Effective Period] June 30, 2016 – July 28 2016	"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
Syndicate Loan I-B	The Kagawa Bank, Ltd.	1,309 million yen	0.63364% [Effective Period] June 30, 2016 – July 28, 2016	"Notice of New Loans, Interest Rate Swap, and Repayment of Existing Loans" released on September 28, 2015 www.ichigo-office.co.jp/module/_newsPdfReit/376/IchigoOffice_20150928_New_Loan_and%20Refinance_ENG.pdf
Term Loan II	Sumitomo Mitsui Banking Corporation	898 million yen	0.58364% [Effective Period] June 30, 2016 – July 28, 2016	"Notice of New Loan for Acquisition of Ichigo Kawasaki Building" released on September 28, 2015 www.ichigo-office.co.jp/module/_newsPdfReit/377/IchigoOffice_20150928_New%20Loan%20for%20Kawasaki%20Acquisition_ENG.pdf