Ichigo Preserves and Improves Real Estate

[Provisional Translation Only]

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

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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 July 31, 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.	4,973 million yen	0.78182% [Effective Period] July 29, 2016 – August 30, 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	1,481 million yen	0.73182% [Effective Period] July 29, 2016 – August 30, 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 July 31, 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	1,481 million yen	0.73182% [Effective Period] July 29, 2016 – August 30, 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	3,990 million yen	0.73182% [Effective Period] July 29, 2016 – August 30, 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.	1,302 million yen	0.63182% [Effective Period] July 29, 2016 – August 30, 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

Loan	Bank	Outstanding Balance as of July 31, 2016	Interest Rate (p.a.)	Reference
Term Loan II	Sumitomo Mitsui Banking Corporation	898 million yen	0.58182% [Effective Period] July 29, 2016 – August 30, 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
Syndicate Loan IV	Resona Bank, Ltd. The Bank of Fukuoka	2,000 million yen	0.96000% [Effective Period] July 30, 2016 – October 31, 2016	"Notice of New Loan and Repayment of Existing Loan" released on April 25, 2014 http://www.ichigo-office.co.jp/module/_newsPdfReit/248/IchigoREIT_20140425_Refinance_ENG.pdf