Japan Excellent, Inc.

For Immediate Release
For Translation Purposes Only

July 8, 2016

Japan Excellent, Inc. (TSE: 8987)
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Notice Concerning Partial Early Repayment of Short-term Borrowing

Japan Excellent, Inc. (hereinafter "JEI") announces the decision made today concerning partial early repayment of the short-term borrowing described in "2. Summary of the Borrowings which will be repaid" below. Details are as follows.

1. Details of Early Repayment

(1) Repayment amount	:	5.0 billion yen
(2) Repayment date	:	July 15, 2016
(3) Repayment resource	:	Net proceeds from the payment for the primary offering of new investment units on July 11, 2016.

2. Summary of the Borrowings which will be repaid

(1) Lender	:	Mizuho Bank, Ltd.
(2) Principal amount	:	11.5 billion yen (JPY 11,500,000,000)(Outstanding principal 11.5 billion)
(3) Interest rate	:	0.21455 % (applicable from July 1, 2016 to July 8, 2016)
(4) Drawdown date	:	July 1, 2016
(5) Method of borrowing	:	A borrowing under the individual loan agreement concluded on June 28, 2016 with the lender specified in (1) above, based on the revolving credit facility agreement entered into on June 27, 2006 (including subsequent revisions and adding of new lenders).
(6) Interest repayment date	:	The initial interest payment date will be July 8, July 15, July 22, July 29, August 29, September 29, and October 29, 2016, and when the principal repayment date (in each case, where an interest payment date falls on a non-business day, the interest payment date will be the following business day; provided, however, if this subsequent business day is in the following month, the business day immediately preceding the interest payment date will be the interest payment date)
(7) Principal repayment date	:	November 29, 2016
(8) Principal repayment method	:	To be repaid in full on the principal repayment date (early repayment permitted)
(9) Collateral	:	Unsecured / Non-guaranteed

∗ There will be no settlement fee applicable to this early repayment.

***** As for the borrowing, please refer to "Notice Concerning Debt Financing" dated June 22, 2016.

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3. Status of Interest-bearing Debt after Early Repayment

(million yen)

	Before the Repayment (as of July 8, 2016)	After the Repayment (as of July 15, 2016)	Increase/ Decrease-
Short-term borrowings	12,500	7,500	(5,000)
Long-term borrowings	100,900	100,900	-
(repayment due within one year)	(15,760)	(15,760)	-
Total borrowings	113,400	108,400	(5,000)
Investment corporation bonds	30,000	30,000	-
(maturing within one year)	(5,000)	(5,000)	-
Sum of borrowings and investment corporation bonds	143,400	138,400	(5,000)
Other interest-bearing debt	-	-	-
Total interest-bearing debt	143,400	138,400	(5,000)

4. Other Matters Required for Investors to Appropriately Understand and Evaluate the above Information

There is no change to the content of JEI's Securities Report (Yuka shoken houkoku-sho) for the Nineteenth Fiscal Period (ended December 31, 2015) with respect to the risks involved in financing, resulting from the early repayment.

(End)

Japan Excellent, Inc. Website: www.excellent-reit.co.jp/eng/